Clarendon Homes Ltd

Land at rear of Derry's Nursery, Cossington

Landscape and Visual Appraisal

December 2020

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1.0 INTRODUCTION

1.1 This is a Landscape and Visual Appraisal (LVA) prepared by FPCR Environment & Design Ltd, as part of an Outline Planning Application at land to the rear of Derry's Garden Nursery, Cossington Leicestershire for up to 130 new homes, land reserved for an extension to the existing primary school, and green infrastructure. All matters, except for the point of access into the development, are reserved for future determination.

1.2 The site location and its context are shown in Figures 1-2.

1.3 The purpose of the LVA is to review landscape character[1] and visual amenity[2], and to assess the resulting landscape and visual effects of the Proposed Development (i.e., that is presented by this Outline Planning Application) on the receiving landscape receptors[3] and visual receptors[4].

1.4 The landscape and visual effects are assessed in relation to the development as described with the Planning Statement and the Design & Access Statement, and as identified on the Development Framework Plan.

1.6 Charnwood Borough Council are in the process of preparing a new Local Plan. The Council published their Draft Charnwood Local Plan 2019-36 in December 2019. The new Local Plan will include policies and to provide for a longer plan period than the adopted Charnwood Core Strategy which provides the strategy up to 2028.

1.7 The Draft Local Plan allocates the site for residential development.

2.0 METHODOLOGY

2.1 The Study Area is where it is judged that within this landscape there could be degrees of change and effect on landscape and visual receptors as a result of the Proposed Development. The Study Area has been defined through field work and by desk-based assessment.

2.2 The LVA has been prepared using the Guidelines for Landscape and Visual Impact Assessment, Third Edition, GLVIA3 (2013)[5].

2.3 The full FPCR methodology that has been used is contained in Appendix A. The following provides a summary.

2.4 GLVIA3 states:

"Landscape and Visual Impact Assessment (LVIA), is a tool used to identify and assess the significance of, and the effects of, change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity.

LVIA may be carried out either formally as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications.

[1] Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different form another, rather than better or worse [GLVIA3 definition]
[2] Visual Amenity: The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of people living, working, recreating, visiting or travelling through an area [GLVIA3 definition]
[3] Landscape receptors: Defined aspects of the landscape resource that have the potential to be affected by a proposal [GLVIA definition]
[4] Visual receptors: Individuals and/or defined groups of people who have the potential to be affected by a proposal [GLVIA3 definition]
[5] Guidelines for Landscape and Visual Impact Assessment, Third Edition, Landscape Institute and the Institute of Environmental Management and Assessment, April 2013

Both are important and the broad principles and the core of the approach is similar in each case (§ 1.3).

As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach -specifying the nature of the proposed change or development; describing the existing landscape and the views and the visual amenity in the area that may be affected; predicting the effects, although not their likely significance; and considering how these effects might be mitigated- still applies (§ 3.2)

2.5 There are two components that are described separately within this report:

- *Assessment of landscape effects; assessing effects on the landscape as a resource in its own right; and*
- *Assessment of visual effects; assessing effects on specific views and on the general visual amenity experienced by people.* (§ 2.11)

2.6 The components of this LVA include: baseline studies; a description and details of the Proposed Development; and an identification and description of likely effects arising from the Proposed Development

2.7 The judgements that are made in respect of landscape and visual effects are a combination of the sensitivity of the receptors and the magnitude of the effect, alongside professional qualitative judgment, which is a very important part of the LVIA process as expressed by GLVIA3.

Assessment of Landscape Effects

2.8 GLVIA3 states that:

"*An assessment of landscape effects deals with the effects of change and development on landscape as a resource*". (§ 5.1)

2.9 The baseline landscape is described by reference to existing landscape character assessments and by a description of the site and its context. This provides an understanding of the area that may be affected.

2.10 Landscape receptors (i.e. landscape resources that have the potential to be affected) are assessed in terms of their sensitivity. This combines judgements on the susceptibility of the receptor to the type of change or development that is specifically proposed, and the value attached to the landscape receptor

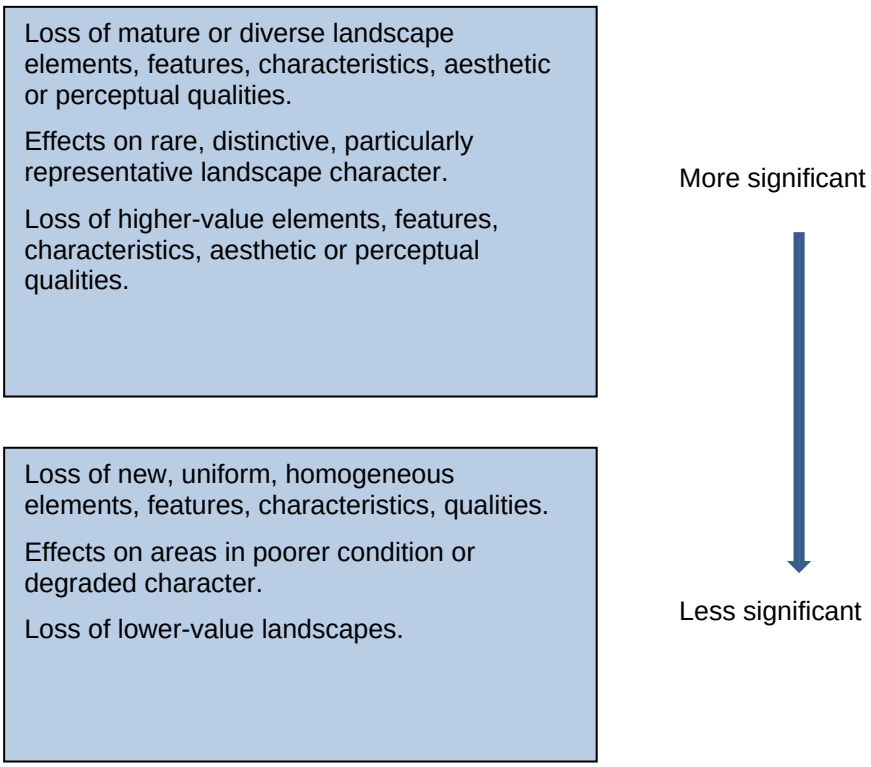
2.11 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape.
- Addition of new elements that influence character and distinctiveness of the landscape; and
- Combined effects of these changes.

2.12 Each effect on landscape receptors is assessed in terms of size or scale, geographical extent of the area influenced and its duration and reversibility. In terms of size or scale, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or by the addition of new elements.

2.13 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).

2.14 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance (pag3 92). Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the extract below from GLVIA3 does provide useful guidance on reaching an overall judgement on the level of effects.



Assessment of Visual Effects

2.15 The baseline visual study includes an understanding of the area in which the Proposed Development may be visible. It considers the groups of people who may experience views, the viewpoints where they may be affected, and the nature of these views.

2.16 The first stage in the assessment is to identify approximate visibility/visibility mapping. This is either done by a computerised Zone of Theoretical Visibility (ZTV), which is a desk study exercise and treats the world as 'bare earth' (i.e. it does not take into account factors other than terrain that influence actual visibility, such as buildings, woodland and hedges), or by manual methods using map study and field evaluation to establish a Representative Visual Envelope (RVE). The latter method is used within this report.

2.17 The assessment considers both susceptibility to change in views and visual amenity, and the value attached to particular views.

2.18 GLVIA3 states that:

"The visual receptors most susceptible to change are generally likely to include:

- *"residents at home;*
- *people, whether residents or visitors who engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
- *visitors to heritage assets or other attractions, where views of surroundings are an important contributor to the experience; and*
- *communities where views contribute to the landscape setting enjoyed by residents in the area."* (§ 6.33)

2.19 Travellers on road, rail or other transport routes tend to fall into an intermediate category of susceptibility to change. Where travel involves recognised scenic routes, awareness of views is likely to be particularly high. GLVIA3 notes that:

"Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and*
- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life…"* (§ 6.34)

2.20 An assessment of visual effects deals with the area in which the development may be visible and effects of change on these views to people and their visual amenity. Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility. In terms of size or scale, the magnitude of visual effects takes account of:

- "*The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
- *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture; and*
- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.*

The geographical extent of the visual effect in each viewpoint is likely to reflect:

- *The angle of view in relation to the main activity of the receptor;*
- *The distance of the viewpoint from the proposed development; and*
- *The extent of the area over which the changes would be visible"* (GLVIA3 § 6.39-6.40)

Overall Landscape and Visual Effects

2.21 Conclusions on the level of effects, and whether these are adverse or beneficial, are drawn from separate judgements on the sensitivity of the receptors and the magnitude of the effects. GLVIA3 observes that it is not essential to establish a series of thresholds for the different levels of effects, although the distinction between levels can be helpfully defined by using a word scale such as major, moderate, minor, and negligible.

2.22 The following descriptive thresholds have been used for this appraisal:

- **Major**: A Major landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Moderate**: A Moderate landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Minor**: A Minor landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Negligible**: A Negligible landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change.

2.23 Where it is determined that the assessment falls between or encompasses two of the defined thresholds, then the judgement may be described as, for example, **Major-Moderate** or **Moderate-Minor**. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING CONTEXT

3.1 A Planning Statement is submitted as part of the application. The following provides a summary in relation to landscape matters at a national and local level.

National Context

National Planning Policy Framework (NPPF 2019)[6]

3.2 The NPPF sets out Government planning policies for England and how these are expected to be applied. The NPPF seeks to conserve and enhance the natural environment.

"*Planning policies and decisions should contribute to and enhance the natural and local environment by:*

Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identifies quality in the development plan)" (§ 170)

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environment or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries. " (§ 171)

Planning Practice Guidance (NPPG 2014)[7]

3.3 The PPG is an online planning resource which provides guidance on the NPPF. It is part of the Government's reforms to make the planning system more accessible, although the NPPF continues to be the primary document for decision making. Regarding landscape issues, the PPG records within the Natural Environment chapter that:

"The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully."

(036 Reference ID: 8-036-20190721. Revision date: 21 07 2019)

[6] National Planning Policy Framework, Communities & Local Government, February 2019
[7] Planning Practice Guidance, 27th March 2014

Local Context

Borough of Charnwood Local Plan (2004)

3.4 Saved policies in the Local Plan include: EV/1 Design; CT/1 General Principles for Areas for Areas of Countryside Green Wedge and Local Separation; CT/2 Development in the Countryside; and CT/4 Development in Areas of Local Separation.

3.5 EV/1 Design states:

"The Borough Council will seek to ensure a high standard of design in all new developments. Planning permission will be granted for new development which:

i) respects and enhances the local environment including the scale, location, character, form and function of existing settlements and the open and undeveloped nature of the countryside;

ii) is of a design, layout, scale and mass compatible with the locality and any neighbouring buildings and spaces;

iii) utilises materials appropriate to the locality;

iv) provides positive and attractive built frontages to existing or proposed public spaces including roads, footpaths, waterways and areas of public open space;

v) safeguards important viewpoints, landmarks and skylines;

vi) uses the landform and existing features in and around the site, such as woodlands, trees, hedges, ponds, important buildings and structures imaginatively as the focus around which the new development is designed;

vii) safeguards the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residential areas.

viii) meets the needs of all groups, including the disabled; and

ix) minimises the opportunity for crime to create a safe and secure environment"

Charnwood Local Plan 2011 to 2028 Core Strategy (2015)

3.6 Landscape matters are covered by policy: CS 11 Landscape and Countryside. This states that:

"We will support and protect the character of our landscape and countryside by:

- *requiring new developments to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments;*
- *requiring new development to take into account and mitigate its impact on tranquillity;*
- *requiring new development to maintain the separate identities of our towns and villages;*
- *supporting rural economic development, or residential development which has a strong relationship with the operational requirements of agriculture, horticulture, forestry and other land based industries and contributes to a low carbon economy, in accordance with Policy CS10;*

- *supporting the provision of community services and facilities that meet proven local needs as identified by a Neighbourhood Plan or other community-led plan; and supporting rural communities by allowing housing development for local needs in accordance with Policy CS3.*

We will protect the predominantly open and undeveloped character of Areas of Local Separation unless new development clearly maintains the separation between the built-up areas of these settlements." [8]

3.7 The policy does not restrict development within 'Areas of Local Separation' (ALS), with the preceding commentary explaining that: *"The retention of Areas of Local Separation will be balanced against the need to provide new development, including new homes, in the most sustainable locations*"[9]

Draft Charnwood Local Plan 2019-2036

3.8 Draft Policy LP3 Housing Sites refers to a number of housing allocations. This includes HS66 Land rear of Derry's Garden Centre for 70 homes. The Policy states:

"*in the case of sites adjoining Cossington (H65 and H66), development proposals should respond appropriately to the area's sensitive context of the linear village and its landscape setting*"

3.9 The draft Local Plan includes the following landscape related policies: Draft Policy LP2 High Quality Design; Draft Policy LP19 Landscape, Countryside, Green Wedges and Areas of Local Separation; and Draft Policy LP 23 Tree Planting.

3.10 There is a specific policy that covers tree planting: Draft Policy LP23.

"Draft Policy LP 23 Tree Planting

We will seek to protect and enhance our natural environment by increasing the number of trees in Charnwood. We will do this by supporting development proposals which maintain and extend tree cover through:

providing tree planting on-site;

and retaining existing trees where appropriate…"

Area of Local Separation (AoLS)

3.11 Whilst the 'Area of Local Separation' is primarily a planning policy matter that deals with the issue of coalescence and the merging of settlements, the LVA reviews the policy from a landscape and visual perspective.

3.12 AoLS are identified in 'saved' Policy CT/4 of the Borough of Charnwood Local Plan (2004), Policy CS11 of the Charnwood Local Plan 2011-2028 Core Strategy (2015), and the Draft Charnwood Local Plan 2019-2036.

3.13 There are several AoLS across the Borough. They are not designated because of any special landscape quality. Their main purpose, as explained by the Core Strategy, is to preserve "*settlement identity"*. They are described in the glossary of the Charnwood Local Core Strategy (2015) as being.

[8] Charnwood Local Plan 2011-2028 Core Strategy (2015), page 68
[9] Ibid page 67, para 7.15

"*An area of open countryside that separates two neighbouring settlements, whose main purpose is preserving settlement identity, and which is based on landscape character and visual appearance of the area*."

3.14 The site lies alongside the Cossington-Sileby 'Area of Local Separation' AoLS (Figure 4). This comprises the land to the north of the site, beyond a small tree lined watercourse, and up to the built edge of Sileby.

Other Planning Documents & Guidance

Charnwood Borough Council, Green Wedges, Urban Fringe Green Infrastructure Enhancement Zones and Areas of Local Separation (March 2016)- ARUP[10]

3.15 This report was prepared before the publication of the Draft Charnwood Local Plan. It reviews the existing Areas of Local Separation (AoLS), and Green Wedges, from the Charnwood Local Plan.

3.16 For the purpose of the assessment the report defines Areas of Local Separation using the interchangeable terms of AoLS and ALS, and into specific parcels of land.

ALS-D Cossington-Sileby

3.17 The report states that:

"*The AoLS is bounded by defensible boundaries to the north, south and east, consisting of the hard settlement edge of Sileby, a small brook and the railway line. The boundary to the west is weakly defined and does not appear to follow a logical or readily recognisable feature"*

3.18 Annex A of the report provides further detail on the ALS. It concludes that

"*The area should be retained as an AoLS. This area is adjudged to be performing the strategic AoLS role by forming part of the physical gap between the settlements. There may be scope to incorporate a realignment of the western boundary to improve its strength and permanence."*

Charnwood Borough Council: Landscape Sensitivity Assessment of SHLAA Sites (March 2019)

3.19 The Landscape Sensitivity Assessment is a more localised assessment that provides landscape capacity and sensitivity evidence to inform the preparation of the Council's Draft Local Plan. There are two objectives of the Sensitivity Assessment:

- "*To provide Charnwood Borough Council with a clear and robust evidence to inform the Sustainability Appraisal process and the associated decision-making process on site allocations; and*
- *To provide broad guidelines for the development of potential site options which may have the potential to impact on landscape*"

3.20 The site and the field within which it is located is defined as a "*Developable Site*". It is referred to as *PSH260*

3.21 The report concludes that PSH260 is of "*moderate*" landscape sensitivity to development.

3.22 Having established that the principle of development on the site, the report goes onto provide "*Guidance and opportunities to consider for any future development*". These are set out below.

- *"Conserve and enhance existing hedgerows and trees which contribute to natural character and to help screen and integrate new development into the landscape.*
- *Development should respect the heritage features, including the setting to Cossington Conservation Area.*
- *Housing should be in keeping with the current vernacular of Cossington and be of an appropriate scale and density so as not to overwhelm the existing buildings in the village.*
- *Housing should not infill areas crucial for maintaining a sense of separation between Cossington and other settlements.*
- *Development should be limited to two storeys to be in keeping with the existing structural styles and to minimise the impact of structures on undeveloped skylines."*

4.0 LANDSCAPE CONTEXT

Designations

4.1 The site and the wider landscape is not covered by any landscape quality designation at either a national or local level.

4.2 Cossington includes a Conservation Area that is focussed along Main Street. Through the field work exercise, it is concluded that the site has no direct visual or physical interrelationship with the Conservation Area, on account of the intervening built up area. Similarly, there is no intervisibility between the site and the Sileby Conservation Area because of the intervening built form of Sileby, and by mature tree cover within the landscape.

NATIONAL CONTEXT

National Character Area NCA Profile

4.3 Landscape character is assessed at a national level by Natural England using National Character Area (NCA) profiles. The assessment provides the general characteristics of these substantial landscape areas.

NCA 69 Trent Valley Washlands

4.4 The site, and much of the surrounding landscape around Cossington, is located within the *Trent Valley Washlands* (NCA 69) (see Figure 4).

4.5 The *Trent Valley Washlands* covers an extensive area of the landscape. It is a distinctly narrow, linear and low-lying landscape, often clearly delineated at its edges by higher ground, and it is largely comprised of the flat flood plains and gravel terraces of the rivers.

4.6 The key characteristics of this Character Area are:

- *"Distinctly narrow, linear and low-lying landscape largely comprised of the flat flood plains and gravel terraces of the rivers and defined at its edges by higher ground.*

- *Geology dominated by superficial alluvium and gravel river terrace deposits underpins the contrast in arable and pastoral agricultural use, arable crops predominating on the free-draining soils of the river terraces, with grassland more commonly located along the alluvial river flood plains where soils are subject to frequent flooding or are naturally wet.*
- *Flood plain pastoral areas where riverside pastures are subdivided by thick, full hedgerows with some trees contrast with arable areas with larger fields divided by low, small hedgerows with few trees.*
- *Limited tree cover, but local concentrations give the impression of a well timbered landscape in many places. Riparian trees, especially willows, provide an important component.*
- *A landscape strongly defined by its rivers and their flood plains with the extensive canal network adding significantly to the watery character and providing major recreational assets for the area.*
- *Diverse range of wetland habitats supporting notable species such as spined loach and bullhead fish, otter, water vole, white-clawed crayfish, shoveler, bittern, lapwing, snipe and redshank.*
- *Rich history of human settlement and activity reflected in the archaeology and historic buildings with a particular focus on river crossing points and the gravel terraces, as well as being significant for early Christianity in the Midlands, and later for its canal and brewing heritage*
- *Settlement pattern heavily influenced by flood risk, confining villages to the gravel river terraces and to rising ground at the edges of the flood plains. Traditional buildings are characteristically of red brick and clay plain tile with earlier timber frame and grander dwellings and churches typically built from sandstone. Red brick and Welsh slate of 19th- and early 20th-century urban expansion prominent in larger settlements along with modern housing and development.*
- *A landscape heavily used as transport and communication corridors along the rivers and canals, for major roads and railways, and for power lines.*
- *A landscape marked by extensive sand and gravel extraction, power stations and prominent urban-edge industrial and commercial development."*

REGIONAL LANDSCAPE CHARACTER

4.7 The East Midlands Regional Landscape Character Assessment (EMRLCA) (2010) is a large-scale assessment that brings together various assessment work undertaken at a district level. The report defines a number of Regional Character Areas and, like the NCA Profiles, they cover extensive areas of the landscape.

Clay Wolds (LCA 3.A)

4.8 The site and the wider landscape to the east, which stretches from the edges of Nottingham and Leicester within the extensive *Clay Wolds* Character Area. The key characteristics of the area are:

- *Broad plateaux overlain by thick mantle of till surrounded by undulating ridges and valleys, and prominent scarp slopes;*
- *Clay plateaux drained radially by streams occupying arrow valleys creating rolling landform;*
- *Mixed farming but with mainly arable on the plateau tops and pasture on steep sloping land and along valleys; hedged fields generally medium to large scale, with some evidence of amalgamation;*
- *Well treed character from hedgerows, hedgerow trees, copses and small woodlands despite limited areas of large woodland;*
- *Sparse settlement pattern of small villages and farms with little modern development;*
- *Ironstone and limestone churches and vernacular buildings, but brick the most abundant and -widespread building material;*
- *Frequent and prominent ridge and furrow close to villages;*
- *Quiet and remote, often empty character with expansive views contrasting with more intimate and intricate areas close to villages; and*
- *Damming of several valleys to create reservoirs which have localised impact on landscape character*

COUNTY LANDSCAPE CHARACTER

Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (2001)

4.9 Character assessment has been undertaken at a county level through the Leicester, Leicestershire and Rutland Landscape and Woodland Strategy. The Strategy describes eighteen landscape character areas, six of which are located within the Borough. The site is located within the Soar Valley Character Area, with its distinctive features being summarised as

- *"elongated floodplain*
- *pasture on floodplain, arable on upper valley sides*
- *City of Leicester at southern end, elsewhere settlements along lower valley sides*
- *very little woodland but influenced by woodland in adjoining Charnwood Forest character area*
- *willows along river*
- *road, rail, canal and power corridor*
- *marina developments and other water-based recreational uses*
- *gravel extraction"*

LOCAL CONTEXT

Borough of Charnwood Landscape Character Assessment (2012)

4.10 More localised assessment had been developed through the Charnwood Landscape Character Assessment. The Borough is categorised into six large Character Areas.

Soar Valley Character Area

4.11 Cossington lies within the *Soar Valley Character Area* (See Figure 4), which encompasses the valley landscape of the Soar from the edges of Leicester to Loughborough. The key characteristics of this landscape are the following:

- *"Flat wide river floodplain which experiences regular flooding*
- *Navigable River Soar and Grand Union Canal*
- *Major engineering features are the raised landscaped embankments of A6 and mainline railway and electricity pylons*
- *Visible built development on well-defined rising valley slopes*
- *Restored gravel worked landscapes for recreation, farmland and wildlife benefit*
- *Settlements are Hathern, Loughborough, Quorn, Birstall, Barrow upon Soar, Sileby, Cossington and much of Mountsorrel and Rothley, Syston and Thurmaston. "*

4.12 In its "General Description" the report notes that

"The landscape of the Soar Valley is essentially a flat floodplain with rising valley sides. The landscape is essentially rural in the floodplain where grassland was naturally enriched from silt carried by flood waters… The valley has been a major transport corridor for a long time, with canalised navigation, railway and road network and electricity pylons. On higher ground, localised industries enabled the expansion of the larger villages… It is the most urbanised area of Charnwood Borough, with Loughborough in the north, substantial settlements to both east and west sides of the river corridor, and the influence of Leicester City to the south."

4.13 The report concludes that *Soar Valley* Character Area is judged to be is judged to be of "*moderate*" strength of character and of "*moderate*" landscape condition.

4.14 The landscape strategy for the *Soar Valley Character Area* is to "*Conserve and Enhance*"[11] , and specific guidelines are set out for the Character Area, which are

- *Conserve and enhance the pastoral landscape of the floodplain*
- *Maintain the current balance between the urban and rural character of the Soar Valley*
- *Direct development away from prominent locations on the valley slopes. Any new built form on the valley slopes should be assimilated into its surroundings by careful scale, layout, siting, and design, and the use of materials and associated landscaping*
- *The restoration of sand and gravel extraction pits to provide opportunities to deliver recreation will be supported where landscape and biodiversity objectives can be achieved*

[11] With the exception of the Charnwood Forest Character Area which is to "conserve and manage", the five remaining Character Areas have the landscape strategy "conserve and enhance"

- *Encourage public access along the length and across the width of the river corridor where it is compatible with the tranquil and pastoral quality of the Soar Valley landscape*
- *Carefully manage new leisure developments and recreational facilities to minimise the impact on the landscape in terms of built development and infrastructure such as lighting*
- *Seek opportunities for natural water management storage within the floodplain particularly where this accords with the character of the Soar Valley and can also benefit biodiversity*
- *Conserve existing hedgerows and restore fragmented and poorly managed hedges. Encourage the planting of new hedgerows and hedgerow trees*
- *Promote the good management of trees such as the pollarding of riverside willows and replace aging trees for the next generation of trees to provide continuity of habitat resource*
- *Remove conifers that are incongruous in the waterside landscape*
- *Preference will be given to the use of tree and shrub species locally native to the Soar Valley landscape area in planting schemes*
- *Where safely allows, retain dead wood for invertebrates*
- *Seek opportunities for the creation and enhancement of the following habitat types, particularly where they strengthen the floodplain character of the Soar Valley landscape: - All wetland habitats (wet woodland, marsh, fen, ponds, shallow scrapes, etc) - Riverside trees - Hedgerows.*

4.15 Those guidelines that are relevant to the site and its context can be explored through the development's design.

5.0 BASELINE LANDSCAPE CHARACTER & VISUAL AMENITY

Site Context & Character

5.1 The baseline appraisal has been formulated through a review of landscape characterisation work, together with field surveys of the site and the surrounding landscape. This has included an understanding of the area of the landscape that may be affected, and the area in which the Proposed Development may be visible.

5.2 The site location plan and an aerial photograph (Figures 1-2) help to illustrates the site's landscape context.

5.3 In comparison to the more intimate pastoral fields to the west of the village within the Soar floodplain, the land to the east of Cossington comprises larger and more regular shaped fields that are in arable production.

5.4 The site lies within a relatively large and flat field that extends from the built edge of Cossington to the Midland Mainline railway line. It is open in character and includes established boundary hedgerows and mature trees. It has agricultural access from Main Street and from Humble Lane.

5.5 The site is defined to the north by a small well-treed watercourse, which is a tributary of the River Soar. Beyond the watercourse is Derry's Garden Nursery, Brook Farm, and an arable field that gently rises to the built edge of Sileby, which is defined by properties on Cossington Road, Chalfont Drive and Charles Street.

5.6 The eastern boundary, within which the site is located, is defined by the railway, which is slightly elevated above the site. To the east, the flatter landscape makes way to a more gently rising landform with at Blackberry Lane with a local ridge of higher land at Ratcliffe College, above the River Wreake. The landscape to the east of Cossington includes the rural roads of Blackberry Lane and Humble Lane and several farmsteads such as Barn Lodge, Humble Farm and Glebe Lodge Farm.

5.7 The site's southern boundary is defined by a hedgerow and mature trees and by the adjacent Humble Lane, which forms part of the Leicestershire Round long-distance recreational route. Humble Lane bridges the railway line near the junction with Blackberry Lane.

5.8 To the south of the site is an arable field that extends to Syston Lane and is partly bound by housing at Cossington (Middlefield Road).

5.9 The site's western boundary is defined by a combination of an established tree lined hedgerow that borders Crab Tree Lane; rear boundaries of properties that back onto the site at Homestead Close; a wire fence that demarcates Cossington C of E Primary School; and by the property on the corner of Main Street. The built-up area of Cossington extends to the west, with the much older part of the village, which includes a Conservation Area designation, along Main Street.

5.10 A short Public Footpath - known locally as Polly Pegg's Footpath - runs along the western boundary of the site. Heading from Main Street it follows the field edge, alongside the Primary School, before dog-legging into an alleyway that leads into Homestead Close. Crab Tree Lane connects with the Footpath and forms a narrow passage bound by the edge of housing at Fisher Close and by mature trees and a hedgerow.

Landform

5.11 The landform character of the landscape is illustrated by the Topography Plan (Figure 3). The wider landscape is effectively shaped by the Rivers Soar and Wreake with the landform characterised by a broad, flat valley floor and valley sides.

5.12 The site is comparatively flat in its character. It very gently slopes from the rail line back towards to the residential edge at Cossington, with the site at 55-50 m AOD (Above Ordnance Datum). Cossington lies at a similar level and occupies the river terrace above the Soar, which lies to the west of the village. Beyond the Soar, the settlements of Mountsorrel and Rothley are located on the valley slopes at around 45-75m AOD. Further west, the land rises to form the distinctive escarpment of the Charnwood Hills, with Beacon Hill reaching 248m AOD.

5.13 To the north of Cossington, much of the settlement of Sileby lying on the valley slopes above the Soar at 55-60m AOD. There is a local rise to the east of the village at Highgate Lodge (80m AOD).

5.14 The immediate landscape to the south and east of Cossington is relatively flat in character. The small watercourse, that flows into village, creates a shallow localised valley to the east with the land rising gently in the vicinity of Glebe Lodge Farm (65m AOD) and Ratcliffe College (95m AOD). The land falls to the south east down towards the River Wreake at around 45m AOD.

Landscape Value

5.15 Landscape value[12] can apply to a landscape area, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. In all landscapes, there will be variances in the level of landscape value depending on several factors.

5.16 GLVIA3[13] describe those elements that are generally agreed to influence value as being: landscape quality (condition); scenic quality; rarity; representativeness; conservation interests; recreation value; perceptual aspects; and associations[14].

5.17 GLVIA3 advises that in the first instance:

"A review of existing landscape designations is usually the starting point in understanding value…"§ 5.19

5.18 The site, and the wider landscape, is not subject to any landscape quality designation at a national or local level. Whilst landscape designations are not an exclusive indicator of value and that the lack of a designation does not render a landscape as having no value, designated landscapes are widely acknowledged as being of particular importance and generally of high susceptibility to change.

Landscape Quality (condition)

5.19 The Charnwood Landscape Character Assessment uses the categories of "*poor*", "*moderate*" and "*good*" to determine Landscape Condition. It concludes that the Soar Valley Character Area, within which Cossington in located, to be of "*moderate*" condition.

5.20 The site's agricultural field and the surrounding landscape show no significant sign of degradation or dereliction, although inevitable pressures from the settlement edge, the rail line and agricultural practices, e.g., conversion of meadows to arable, has resulted in enlarged fields and some fragmentation of field boundaries. Boundary hedges within the field are a little fragmented in places, such as opposite the railway line. In general, it is considered that the landscape fabric of the site and local area is relatively intact, and, overall, in a moderate condition.

Scenic Quality

5.21 The landscape context comprises a broad valley landscape of flat and gently sloping agricultural fields that are interspersed with established hedges, mature trees, rural lanes and a number of farmsteads. The Midland Mainline Railway, that cuts through this landscape, together with the visible built edges of Sileby, and to a lesser extent Cossington, have an urbanising effect on this

[12] Landscape value: The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons. [GLVIA3]
[13] GLVIA3, Para 5.27, Box 5.1.
[14] Landscape quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements [GLVIA3]
Scenic quality: The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses). [GLVIA3]
Rarity: The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type. [GLVIA3]
Representativeness: Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples [GLVIA3]
Conservation interests: The presence of feature of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having a value in their own right. [GLVIA3]
Recreation value: Evidence that the landscape is valued for recreational activity where experience of the landscape is important.[GLVIA3].
Perceptual aspects: A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity. [GLVIA3]
Associations: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area. [GLVIA3]

landscape to varying degrees. In the wider landscape are the settlements of Mountsorrel and Rothley, the transport routes and employment buildings within the Soar Valley. The attractive and distinctive landscape of the Charnwood Hills lies within the wider landscape to the west. In conclusion it considered that the site and the local landscape, whilst pleasant, does not display any pronounced sense of scenic quality such that it is 'out of the ordinary' in landscape terms.

Rarity

5.22 The site does not lie within a rare Landscape Character Area or Type at either a national or local level and does not contain any unusual landscape features. Whilst the site's fields are bounded by hedges and mature trees that are features of this landscape, they are common elements within this landscape context.

Representativeness

5.23 The site's character is considered to be broadly representative of the national and local landscape characterisations within which the site is located.

Conservation Interest

5.24 The site is not covered by any statutory or non-statutory ecological designation.

5.25 The watercourse and the site's hedgerows and mature trees have some local conservation value. There are some mature trees of high quality (Grade A), although none of are concluded by the application's Arboricultural Assessment as being of "veteran status".

5.26 There are no Scheduled Monuments or Listed Buildings within the immediate vicinity of the site. The older part of Cossington is covered by a Conservation Area designation and includes several listed buildings.

Recreation Value

5.27 Given its location alongside the built-up area, the site and the adjacent landscape provide some local value for the local community - as is often the case for any farmland/green fields on the edge of settlements.

5.28 Part of the site is publicly accessible with access along its western edge via a Public Footpath between the Main Street and Homestead Close. As it runs through the site it connects with Crab Tree Lane (which lies outside of the site), and then a further Footpath to the south of Humble Lane.

5.29 A section of the Leicestershire Round long-distance recreational path passes through the village via Main Street and Bennett's Lane and passes near site's southern boundary on Humble Lane.

Perceptual Aspects

5.30 As a consequence of the site's settlement edge context, and its relationship with the rail line, it is concluded that the site and the immediate landscape does not exhibit any pronounced sense of tranquillity, nor any notion of wildness. Within the more rural landscape, beyond these influences, there are greater levels of tranquillity- as one would expect. The Charnwood Landscape Sensitivity Assessment, when exploring perceptual and experiential qualities of this landscape concluded that

"*the area is rural in character, but surrounded by road, rail and housing which reduces levels and tranquillity and remoteness*"

Associations

5.31 Whilst acknowledging the local tale of Polly Pegg, the site and the immediate landscape is not subject to any significant cultural associations such as notable artists or writers, or prominent events in history.

Landscape Value: Summary

5.32 In conclusion, the site and the immediate landscape is judged to be of ***medium landscape value*****.** The local landscape is not considered to be of high landscape value, nor is it judged to be a "valued landscape" in the context of the NPPF.

VISUAL AMENITY

5.33 The baseline visual study includes an understanding of the area in which the Proposed Development may be visible, the groups of people who may experience views, the viewpoints where they may be affected and the nature of these views.

Visual Receptors

5.34 Visual receptors include residents; users of public rights of way, open spaces, and recreational facilities; highways users; and people at their place of work. In general, the first two categories (residents and rights of way users) are normally of higher susceptibility to change, although the surrounding context can, in some cases, have a bearing on susceptibility. The availability of views of the site for visual receptors has been undertaken in parallel with the baseline landscape study. This has determined those visual receptors within the landscape that have views of the site.

Visibility Mapping

5.35 The baseline studies examine visibility. Elements within the landscape, such as landform, vegetation and buildings determine the actual visibility of the site and its 'visual envelope'. Opportunities in which to experience the landscape from public vantage points are factored into the analysis. From this exercise a series of viewpoints have been selected to represent those visual receptors that have views of the site and, consequently, potential views of the Proposed Development.

5.36 The Visual Amenity Plan (Figure 6) identifies the visual receptors and the viewpoint locations. The following provides a summary of the key findings of the baseline studies.

Residents

5.37 Residents are judged to be of high sensitivity. It was not possible to obtain views from properties as they are private views, but wherever possible photographs are taken from publicly accessible areas to provide an understanding of their visual experience. Where this hasn't been possible, professional judgment on visibility is derived through the field work analysis.

Visual Receptors A: Cossington (Main Street)

5.38 Viewpoints 3, Figure 8, and Viewpoint 8c, Figure 14 are taken from the northern edge of Main Street close to the bend in the road. The site is effectively hidden by buildings on Main Street and by mature trees and vegetation along the watercourse and within the northern part of the site. The end properties on Main Street have views of the site (to include the proposed new access location) and these are generally from first floor level.

Visual Receptors B: Cossington (Homestead Close)

5.39 There are six properties on Homestead Close that back onto the site, and, as a result, residents afford close-range views of the site. These are primarily from first floor level. Components of the view include trees and hedgerows around the site, the railway line and the gently rising agricultural landscape beyond. Viewpoint 1, (Figure 7), taken from the Public Footpath to the back of these properties provides the general viewing experience for these receptors.

Visual Receptors C: Cossington (Fisher Close, Bennett's Lane, Back Lane)

5.40 There are residential properties that lie adjacent to the site at Fisher Close, Bennett's Lane and Back Lane. Views *into* the site are largely obscured by the tall well-treed hedgerow along Crab Tree Lane, although there are some glimpsed views of the southern part of the site through the vegetation. (See Viewpoint 2, Figure 7, taken form Bennett's Lane, and Viewpoint 6b at Back Lane).

Visual Receptors D: Cossington (Middlefield Road)

5.41 There are residential properties at Middlefield Road within the southern part of the village. Residents have open, and largely first floor, views of the local landscape to the east and some views towards the site. Viewpoint 6a, Figure 11, which is taken from the nearby Footpath, represents the general context for these residents. Views into the site are effectively obscured and restricted by vegetation along Humble Lane. There are views of buildings in the village at Back Lane as well as some distant views of housing on the edge of Sileby.

Visual Receptors E: Sileby (Cossington Road, Chalfont Drive, Charles Street)

5.42 Residential properties on the southern edge of Sileby at Chalfont Drive and Charles Street occupy a small rise in the landscape. Residents afford localised views across the landscape and this includes views of Cossington with buildings filtered and 'softened' by tree cover within and around the village. The mature trees and vegetation within the landscape around Derry's Nursey, together with that around the watercourse and within the northern parts of the site limit visibility, although some glimpsed views of the site are gained where there are some occasional gaps in vegetation.

Visual Receptors F: Farmsteads off Blackberry Lane and Humble Lane

5.43 There are a few properties and farmsteads on Blackberry Lane and Humble Lane that lie to the east of Cossington. Viewpoints 5a-5b, Figure 10 are taken from Blackberry Lane, and viewpoints 7a-7b, Figure 12, are taken from Humble Lane. There are opportunities for views across the landscape, which includes views of the Charnwood Hills. Intervening vegetation of overlapping hedgerows and mature trees across the immediate landscape filter views of Cossington and Sileby.

Views of the site are difficult to clearly discern because of the existing fabric of hedges and trees, albeit there are some filtered views of buildings within Cossington along Main Street, Homestead Close and Fisher Close.

Rights of Way Users

5.44 Rights of Way Users are judged to be of high sensitivity.

Visual Receptors G: Public Footpath (site)

5.45 A Public Footpath- known locally as Polly Pegg's Footpath -runs along part of the site's western boundary providing a connection from Main Street to Homestead Close. Viewpoint 1, Figure 7 provides a representative view of the context experienced by these users. They have open and clear views of the site together with views of trees and hedgerows around its boundaries. There are some views out towards the very gently rising land beyond the rail line. The experience also includes views of adjacent housing and the school playing field.

Visual Receptors H: Public Footpath (south of Humble Lane)

5.46 Viewpoint 6a, Figure 11, is taken from the Public Footpath and provides a representative view for users looking north towards the site. Viewpoint 6b, Figure 11 is taken from where the Footpath meets the junction of Back Lane-Bennett's Lane-Humble Lane. The wider experience when heading towards Cossington includes views of the large and open arable field together with views of housing on the edge on village at Middlefield Road and Back Lane. There are also some distant views of housing on the edge of Sileby. Views *into* the site are effectively obscured by mature trees along Humble Lane, although there some filtered views of the site (see Viewpoint 6b).

Visual Receptors I: Leicestershire Round

5.47 The Leicestershire Round (long distance recreational route) runs through Cossington. Within the context of the site it follows Humble Lane, before heading out of the village on Blackberry Lane. As users pass through Cossington the experience includes walking through the older part of the village along Main Street and then the more modern part of the village beside Bennett's Lane (see Viewpoint 2, Figure 7). Along Humble Lane the mature trees and hedgerows filter and obscure views of the site (see Viewpoint 6b, Figure 11), although there are some clearer open views from the elevated railway bridge (Viewpoint 4a, Figure 9) and from the field gate (Viewpoint 4b, Figure 9). From these locations these receptors have open and views of the site in addition to views of buildings on the edge of Cossington (Main Street-Homestead Close) and those on the edge of Sileby (Chalfont Drive).

5.48 From Blackberry Lane there are view across to the Charnwood Hill and some filtered views looking back toward Cossington (and Sileby) with intervening trees and hedges restricting and 'softening' views of the built edge. The site is difficult to clearly discern on account of the screening effects of trees and hedgerows within the local landscape.

Highway Users

5.49 These receptors are of lower sensitivity as they are travelling through the landscape at speed and experiences transient views of the landscape. These are considered to be of Medium-Low sensitivity.

Visual Receptors J: Main Street

5.50 A series of sequential viewpoints (8a-8c Figures 13-14) have been taken to represent the experience for highway users travelling into Cossington from Sileby. Viewpoint 3, Figure 8 is taken on the corner of Main Street as highway users head out the village.

5.51 As demonstrated by the viewpoints, visibility of the site is prevented by a combination of the character of the road itself, in terms of its alignment, and by buildings and mature trees beside it, which includes vegetation within Derry's Nursery. There is a fleeting and glimpsed channelled view of the site between the end property on Main Street and the mature trees (see Viewpoint 8c, Figure 14).

Visual Receptors K: Humble Lane

5.52 Humble Lane occupies a gentle rise in the landscape. There are opportunities for wider views across the landscape (see Viewpoints 7a-7b, Figure 12), although views are fleeting in nature on account of moving through the landscape at speed. There are some distance views across the landscape to the Charnwood Hills, and in the middle ground views of employment buildings within the Soar valley, together with filtered and glimpsed views of building in Cossington and Sileby. Views of the site are difficult to discern.

Other Receptors

Visual Receptors L: Cossington C of E Primary School

5.53 The Primary School and its playing field is located directly alongside the site. Users of the school have open views of the site together with views of boundary hedges and trees and views of nearby residential buildings.

Visual Receptors M: Derry's Nursey

5.54 Employees and visitors of Derry's Nursery have no clear views of the site on account of the intervening vegetation beside the watercourse and within the Nursery itself. These receptors have views of that part of the site that is proposed for the vehicular access from Main Street.

Visual Receptors N: Crab Tree Lane

5.55 Crab Tree is a short footway that connects Bennett's Lane with the Public Footpath within the site. The tall tree-lined hedgerow that borders Crab Tree Lane filters and restricts views of the site, although there are some views through the vegetation. The experience also includes view of properties at Fisher Close and Homestead Close.

Visual Receptors O: Rail Users

5.56 Rail users would have extremely fleeting views of the site as they pass. These would be experienced within the wider context of the surrounding landscape within they have moved through, which includes, views of the agricultural landscape and built-up areas

Visual Amenity: Summary

5.57 Through the baseline analysis and fieldwork, it is assessed that the actual 'visual envelope' of the site is comparatively limited in its extent.

5.58 The adjacent built form of Cossington contains and prevents views of the site for the majority of residents, and from the wider landscape to the west. A combination of landform character and the landscape structure of trees and hedges around the site, and within the local landscape, provide overlapping screening effects that restrict visibility.

5.59 Aside from some localised close-range views from a few residential properties in Cossington, together with the Public Footpath, the rail line and from a few locations along Humble Lane opportunities to view the site (and therefore development upon it) are in fact limited to a localised area within the general vicinity of the site. Where the land gently rises to the east at Blackberry Lane and Humble Lane, for example, the site is barely perceptible because of intervening hedgerows and mature trees.

5.60 Receptors that are judged to have views of the site are:

a) Residential receptors that border the site or are adjacent to it. This being.
    i) Residents in the corner and end properties close to the bend on Main Street.
    ii) Residents that back onto the site at Homestead Close, and to a lesser extent those on Fisher Close, Bennett's Close and Back Lane where views are restricted to some trees and the hedge line on the site's western boundary.
    iii) Some residents on the edge of Sileby (e.g., Chalfont Drive), albeit views are limited and obscured by intervening vegetation at Derry's Nursery and along the watercourse.

b) Users of the Public Footpath within the site
c) Users of Crab Tree Lane, although views are filtered by the trees and the hedgerow on the site's western boundary.
d) Users of the Leicestershire Round where walkers have occasional open views as they pass the site on Humble Lane.
e) Users of the Primary School where the playing fields back onto the site.
f) Highway users travelling past the site entrance on Main Street, and for those passing the site on Humble Lane and Back Lane.
g) Rail users, albeit views would be fleeting in their nature.

5.61 For all these receptors the actual degree of visibility varies and so does the nature and context of the view. Highway users, for instance, are generally of lower sensitivity, and are travelling at comparative speed through the landscape.

6.0 PROPOSED DEVELOPMENT- DESIGN

Design Process

6.1 Through an analysis of landscape and visual resources, and subject to a sensitively designed masterplan, that includes a landscape strategy, it is considered that this landscape is potentially tolerant of change, and has the capacity to absorb well-designed and well-planned development.

6.2 The baseline findings of this LVA, together with the analysis of other environmental and technical topics, have shaped the site's Framework Plan (Masterplan) and the Illustrative Layout contained within the Design & Access Statement.

6.3 Design and mitigation measures are adopted and imbedded within the scheme. This includes the provision of a green infrastructure (GI)[15] framework based on the landscape strategy for the Soar Valley Character Area which is to "*conserve and enhance*", and the specific guidance for development for the site that is expressed within the Charnwood Landscape Sensitivity Assessment.

6.4 The proposals include carefully considered design measures and landscape strategies to minimise the level of adverse effects on landscape character and visual amenity, and to deliver opportunities for long term enhancements through, for example, new accessible green space for health and well -being, and new habitats such as trees, hedges, and grassland that can deliver benefits for biodiversity and local landscape character.

6.5 To minimise impacts and adverse effects upon landscape character and visual amenity the proposals

a) protect, conserve and enhance much of the site's landscape features. This includes retaining strengthening the site's boundary hedgerows with new planting.

b) deliver compensatory habitats, such as the planting of new trees and hedgerows, that will provide appropriate mitigation for any loss or disruption of vegetation as a consequence of built development.

c) introduce areas of grassland that can be designed and managed for wildlife benefits, in addition to providing amenity space for play and recreation.

d) plant native broadleaved trees and new species rich hedgerows around the perimeter of the site that would 'soften' and filter views of built development, as well providing benefits for local landscape character and biodiversity.

e) establish design strategies to address sensitive landscape and visual receptors.

f) use an appropriate form, scale and height for new homes that reflect the surrounding built form and to adopt a palette of locally distinct building and landscape materials that would assist in sensitivity assimilating buildings within this landscape context.

[15] Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities [NPPF]

Green Infrastructure (GI)

6.6 In accordance with the *Soar Valley Character Area* guidance, the proposals "*conserve*" much of the existing site features such as the watercourse and its associated vegetation, together with boundary hedgerows and trees.

6.7 To meet the second strand of the landscape guidance: "*enhance*", the development includes the planting of new broadleaved trees, species rich hedgerows and the creation of varied grassland that will provide landscape and biodiversity benefits. The scheme also includes areas of accessible green space, paths and play space for recreation health and well-being.

Guiding Principles

6.8 From a landscape and visual perspective, the key elements that have guided the Development Framework Plan comprise the following:

1) To accord with the aspirations for green infrastructure and good design contained within the NPPF.

2) To provide green infrastructure within the site that is multifunctional in its design and management, so that it can performs a range of functions, to include benefits for recreation, health and well-being; biodiversity; drainage; and adaption to climate change.

3) Ensuring that new housing is located within a framework of retained and new landscape habitats of trees, hedges, and greenspace, so as to assimilate the built development into its built and landscape context

4) To accord with the Policies in the Charnwood Plan and the emerging policies within the draft Charnwood Plan. In addition, to reflect the design principles of the Charnwood Landscape Character Assessment and the specific guidance for development of the site as expressed within the Charnwood Landscape Sensitivity Assessment.

5) To deliver sensitive and well-designed strategies that address the development's relationship and setting with particular components within, or close to the site, such as the residential edge of Cossington, the watercourse, the Public Footpath, Crab Tree Lane and Humble Lane.

6) To conserve and strengthen the existing boundary hedgerows and trees with the provision of new broadleaved planting in the form of tree groups, new hedgerows and individual feature trees. This would meet the guidance of the *Soar Valley Character Area*, which is to "*Conserve existing hedgerows and restore fragmented and poorly managed hedges"* and *"encourage the planting of new hedgerows and hedgerow trees" expressed with the Soar Valley Character Area* This would also meet the specific guidance for development on the site as outlined in the Charnwood Landscape Character Assessment, which is to "*Conserve and enhance existing hedgerows and trees which contribute to natural character and to help screen and integrate new development into the landscape"*

7) New planting in the form of large stature trees would be delivered at the gateway to the development close to Main Street. This will provide mitigation for the disruption to landscape features and the loss of the mature trees to facilitate the new access from Main Street.

8) The northern part of the site within the floodplain area would be primarily be designed as a natural green space area, that can be managed for biodiversity and nature conservation

benefits. This would form a broad swathe of grassland to include drainage features and the planting of new trees, shrubs and scrub, and the creation of mixed grassland habitats. The area will be accessible with new routes and paths and provide opportunities for play and recreation.

9) Introducing a well-designed interface between the new development and existing features. As an example, new housing would be set back from the Crab Tree Lane hedgerow. The hedge would be enhanced and strengthened by new planting and will include area of grassland to create a 'green corridor'.

10) Ensuring that a coherent layout of new houses, streets and routes are designed. The design approaches include:

    i) Adopting an 'organic' layout of well-designed streets, lanes, plots, and new homes that are located within an attractive setting of 'greens', hedges and trees.

    ii) Adopting a building form, scale and height of new homes that reflect the local traditional character of buildings found within Cossington, whilst also embracing modern approaches to design and construction and sustainability methods.

    iii) Using a select palette of building materials based on local vernacular to ensure a sympathetic and sensitive design approach.

    iv) Locating housing plots so that they actively face green spaces. This would ensure that development has a positive relationship with the site's landscape features and context.

    v) To deliver opportunities for doorstep play and informal recreation. This includes an area of open space with an equipped children's play area close to the local Footpath.

    vi) Creating interconnected green corridors and easily accessible paths that provide movement around the site, as well as links into the village via the Public Footpath, Crab Tree Lane, and Humble Lane; and

    vii) To explore opportunities in which to 'green' the built environment at the detailed stage. This can include use of tree lined streets, 'pocket parks' and the inclusion of native shrubs, hedges and trees for front gardens. Additionally, this could focus on tree lined verges, which are distinctive to the older part of Cossington.

Detailed Design

6.9 The landscape principles are shown on the Framework Plan and the Indicative Layout. These principles, and those within the Design & Access Statement, will be used as a basis in which to inform the detailed design stage.

6.10 The detailed landscape design to include the selection of species, would be developed through reserved matters applications. Species that are prevalent within the *Soar Valley Character Area* are outlined in the Charnwood Landscape Character Assessment, and this can be used as a starting point for the detailed design.

6.11 Engagement with Charnwood Borough Council will ensure there is an appropriate mechanism in place that covers the long-term maintenance and management of the GI. This can be secured as part of a suitably worded planning condition

7.0 LANDSCAPE EFFECTS

Assessment of Landscape Effects

7.1 The Landscape Effects Table (Appendix B) provides an assessment of the landscape effects on receptors as a result of the Proposed Development. The LVA evaluates the level of effects during the construction phase, on completion of the development and in the longer term (15 years after completion of the development). The assessment considers the susceptibility to change, landscape value and the magnitude of effects.

Landscape Susceptibility to Change

7.2 The susceptibility to change is the ability of the landscape to accommodate change arising from the specific development proposal. In all landscapes there will be variances in susceptibility to change depending on the type of change that is proposed and the receiving landscape in which the change would occur. Through the baseline process and through an evaluation of the change that is proposed (i.e., new housing) it is concluded that this landscape could absorb new built development, given that new housing would be located alongside the existing settlement edge and would be observed in the context of existing (and largely modern) housing (e.g., Homestead Close), that are inherent components of the site's landscape.

7.3 The GI elements that are imbedded within the scheme, such as the retention of hedgerows and mature trees and the introduction of new planting and areas of green space would all assist in minimising impacts on landscape character and would sympathetically assimilate built development into this context. In summary, the site and the immediate landscape is considered to be of medium susceptibility to change and has the ability in which to accommodate well-planned and well-designed residential development.

Magnitude of Landscape Impact

7.4 As a result of the alteration from agricultural use to built development it is judged that a more pronounced magnitude of change would arise within the landscape context of the site itself. This is judged to be High-Medium. Although there would be a marked degree of change on the site itself, this would be alleviated somewhat by the fact that new housing would be located within the context of existing housing that borders the site and is characteristic of the site's landscape.

Landscape Effects: Construction

7.5 To provide appropriate mitigation during the construction phases, all works would be carried out in accordance with best practice procedures to minimise impacts on landscape character and landscape features. This this will include methods in which to protect those mature trees and hedgerows in accordance with the information contained within BS 5837 Trees in Relation to Construction[16].

[16] BS5837, Trees in Relation to construction.

7.6 Whilst there would be levels of adverse effects, the construction phase is likely to be over a comparatively short period and would be temporary in its nature.

7.7 It is considered that a more marked direct effect would occur on the landscape receptor of the site and its immediate area because of the high-medium magnitude of change (impact) of Proposed Development upon it. The overall effects at the construction stage on landscape character is judged to be ***Moderate Adverse***. Whilst there would be level of harm - as there would be for any development upon a green field site - this would be localised in extent to that of a single and largely well contained field on the edge of the village and these effects would be temporary in nature.

Landscape Effects: On Completion

National-Regional

7.8 The landscape effects on the substantial landscape receptors of the *NCA* and the Regional Character Area of the is assessed as being ***Negligible*** both on completion and in the longer term, given the overall scale of these receptors, and the fact that extensive areas of these landscapes would not be affected.

County-District

7.9 Effects during the operational phase would, in effect, be restricted to a relatively small component of the large Landscape Type of the county *Soar Valley Character Area* and that of the district level *Soar Valley Character Area*. The overall effect on both these receptors is judged to be ***Minor Adverse*** on completion reducing to ***Negligible*** in the longer term (Year 15) on account of the GI proposals that would be established and maturing. There would no impact and consequential effects on much of the wider areas of these Landscape Type.

Site & Immediate Context

7.10 Much of the site's hedgerows together with the watercourse and vegetation northern part of the site, would be retained, protected, and enhanced as part of the GI proposals. Existing vegetation would be located within areas of green space/green corridors and new built development will be located an appropriate distance from them.

7.11 The Proposed Development would result in some disruption in the landscape fabric to facilitate the construction of a new vehicular access from Main Street. The proposed access from Main Street results in the loss of two mature trees (T1 and T2 as defined in the Arboricultural Assessment) to accommodate the new junction. Compensatory tree planting in the form of large stature trees within the gateway to the development is proposed. There will also be a loss of the site's agricultural field, albeit the field is considered to be somewhat ordinary in its character.

7.12 The level of these impacts has been factored alongside the design and mitigation measures that are adopted.

7.13 It is judged that the direct impacts on the landscape would be restricted to that of the site with some indirect effects on the immediate landscape around it. At the outset, and on the completion of the Proposed Development, it is judged that impact on the site's landscape and its immediate surroundings would result in a ***Moderate Adverse*** landscape effect. In the longer term (Year 15) the effects would reduce as the GI framework would be delivering a series of maturing habitats that would provide benefits for local landscape character in the form of additional tree planting and

hedgerows that are characteristic of this landscape. In conclusion, it is assessed that the level of effects would diminish in the longer term such that they would reduce to ***Minor Adverse,*** with effects continuing to reduce in the much longer term.

8.0 VISUAL EFFECTS

Assessment of Visual Effects

8.1 The Visual Effects Table (Appendix C) provides an assessment of the visual effects on receptors as a result of the Proposed Development. The LVA evaluates the level of effects during the construction phase, on completion of the development and in the longer term (15 years after completion of the development). The assessment considers the susceptibility to change, the value of views and the magnitude of effects.

Visibility Mapping

8.2 The representative Visual Envelope (VE) (Figure 6), which has been prepared through the fieldwork, identifies the potential area of the landscape in which the Proposed Development is likely to be visible for those visual receptors that are within that area. It is recognised that some views may potentially occur *outside* the VE, although it is considered that distance and intervening elements such as landform, vegetation and buildings are likely to reduce the perceptibility of the Proposed Development. Similarly, those receptors *within* the VE that have views of the Proposed Development are likely to experience different degrees of visibility. Additionally, the amount of time over which the Proposed Development will be seen may also vary, such as for footpath or highway users.

Visual Receptors & Photographs

8.3 It is assessed that the most sensitive receptors that would have a degree of change and effect would be residents and rights of way users. These are of high susceptibility to change.

8.4 The Visual Amenity Plan (Figure 6) identifies visual receptors that have been assessed and the location of representative viewpoints. The photographs (Figures 7-14) assist in the judgments on the level of change and effects.

Visual Effects: Construction

8.5 Inevitably those visual receptors that have views of the site, such as adjacent residents at Homestead Close and at the end of Main Street would experience close range views of construction activity. This would include construction vehicles and associated machinery, site compounds, earthworks, and ground modelling etc. It is expected that all construction works would be carried out in accordance with best practice procedures to protect and to minimise, as far as practicable, adverse impacts on visual amenity during the construction phases.

8.6 Effects on the various receptors during the construction phase are contained within the Visual Effects Tables (Appendix C). In summary, none of these effects would be permanent and would be over the short term in duration.

Visual Effects: On completion & Long Term

8.7 The following summarises the key findings from the Visual Effects Table.

Visual Receptors A: Cossington (Main Street)

8.8 There would be no clear views of the proposed development for the majority of residents on Main Street on account of intervening screening effects of buildings and trees. Residents in the end properties on Main Street would have views of the main part of the site in terms of views of housing, streets and greenspace. Whilst those along the northern part of the street would have views, to varying degrees, of the proposed vehicular junction.

8.9 Effects are judged to be ***Major-Moderate Adverse*** on completion, reducing to ***Moderate Adverse*** in the longer term on account of the maturing nature of the GI framework that would help to 'soften' the view of buildings and built elements. This includes proposed tree planting around the Main Street frontage. A comparatively limited number of receptors (residents) will be directly affected.

Visual Receptors B: Cossington (Homestead Close)

8.10 There are six properties on Homestead Close that have rear gardens backing onto the site, and, as a consequence, residents will afford close range and largely first views of the Proposed Development, which will include views of housing, streets and landscaping, as well views of the land reserved for the potential extension of the school and the area of open space.

8.11 Effects are judged to be ***Major-Moderate Adverse*** on completion, reducing to ***Moderate Adverse*** in the longer term on account of the maturing nature of the GI framework that would help to 'soften' the view of buildings and built elements. A comparatively limited number of receptors (residents) will be directly affected.

Visual Receptors C: Cossington (Fisher Close, Bennett's Lane, Back Lane)

8.12 There are residential properties that lie adjacent to the site at Fisher Close, Bennett's Lane and Back Lane. Views of the proposed development would largely be obscured and filtered by the existing tall tree-lined hedgerow along Crab Tree Lane, which will be further strengthened by additional planting within the development. There would be some glimpsed and filtered views of the new homes, streets and landscaping, which would primarily be at first floor level.

8.13 Effects are judged to be ***Moderate Adverse*** on completion, reducing to ***Moderate-Minor Adverse*** in the longer term on account of the maturing nature of the GI framework that would help to 'soften' the view of buildings. A comparatively limited number of receptors (residents) will be affected.

Visual Receptors D: Cossington (Middlefield Road)

8.14 Residents in properties on the edge of Middlefield Road have open, and largely first floor views of the local landscape. Views of the Proposed Development would be obscured and restricted by mature trees and the hedgerow beside Humble Lane, together with new planting within the southern part of the site that will reinforce the existing hedgerow. Where there are views of new housing this

would be filtered by vegetation and would be observed within the context of buildings on the edge on the village at Back Lane and those on the edge of Sileby that are already apparent within the view.

8.15 Effects are judged to be ***Minor Adverse*** on completion, reducing to ***Minor Adverse-Negligible*** in the longer term on account of the maturing nature of the GI framework that would help to 'soften' the view of buildings.

Visual Receptors E: Sileby (Cossington Road, Chalfont Drive, Charles Street)

8.16 There would be no clear views of the Proposed Development for the majority of residents in Sileby on account of screening effects within the landscape of vegetation and buildings on the northern edges of Cossington. Residential properties on the southern edge of Sileby at Cossington Road, and more generally at Chalfont Drive and Charles Street, occupy a small rise in the landscape. The mature trees and established vegetation around Derry's Nursery, together with tree cover beside the watercourse and within the northern part of the site would restrict and limit views of the Proposed Development. Where there are a few gaps in vegetation there would be some partial filtered views of new housing and this would be seen within the wider context of filtered buildings within Cossington that are already apparent.

8.17 Effects are judged to be ***Minor Adverse*** on completion, reducing to ***Minor Adverse-Negligible*** in the longer term on account of the maturing nature of the GI framework that would strengthen the established vegetation around the boundaries of the site and help to 'soften' the view of buildings.

Visual Receptors F: Farmsteads off Blackberry Lane and Humble Lane

8.18 There are some intermittent properties and farmsteads on Blackberry Lane and Humble Lane that occupy a gentle rise in the landscape to the east of Cossington. These are opportunities for some distant and long ranging views across the landscape with views of the Charnwood Hills. There would be some partial and glimpsed views of the Proposed Development that would be filtered by intervening vegetation and by the new planting. Filtered views of new housing would be seen against the backdrop of buildings on the edge of Cossington that are partially visible.

8.19 Effects are judged to be ***Minor Adverse*** on completion, reducing to ***Minor Adverse-Negligible*** in the longer term on account of the maturing nature of the GI framework of new planting on the eastern edge of the site that provide a further layer of containment and filtering across the landscape which would 'soften' the view of buildings and the built edge of Cossington. A comparatively limited number of receptors (residents) will be affected.

Rights of Way Users

8.20 Rights of Way Users are judged to be of high sensitivity.

Visual Receptors G: Public Footpath (site)

8.21 A Public Footpath- known locally as Polly Pegg's Footpath-runs along part of the site's western boundary following the edge of primary school and the rear gardens of properties on Homestead Close. The Footpath is shown to remain on its current alignment and would continue to provide a connection between Main Street and Homestead Close. Open and full views of the Proposed Development would be afforded with views of housing (both new and existing), streets and green space, and the land reserved for the extension to the primary school. The route would be located within a corridor of green space which would enter into a larger area of open space, near Homestead Close. Whilst there would be a change in the character of the route with views of the open field being replaced by that of housing, it is considered that the experience, whilst different, would nonetheless be pleasant in its nature.

8.22 Effects are judged to be ***Major-Moderate Adverse*** on completion, reducing to ***Moderate Adverse*** in the longer term on account of the maturing nature of the GI framework of new planting that would 'soften' the view of buildings and built elements. Whilst there is some change and adverse effect this not considered to result in any unacceptable harm. During the detailed design of the school land there may be a design preference to realign the route, for example, through the layout or around the eastern landscape perimeter such the character of the route may change.

Visual Receptors H: Public Footpath (south of Humble Lane)

8.23 As Footpath users head towards the site, views of the Proposed Development -which would be partial in extent- would be obscured and restricted by established trees and hedges along Humble Lane, together with new planting within the southern area of the site. Where there are views of new housing this would be filtered by vegetation and would be observed within the context of buildings on the edge on the village at Middlefield Road and Back Lane that are already apparent within the view, and from part of the experience when walking beside the village.

8.24 Effects are judged to be ***Minor Adverse*** on completion, reducing to ***Minor Adverse- Negligible*** in the longer term on account of the maturing nature of the GI framework of new planting that would strengthen the existing trees and hedge beside Humble Lane and would 'soften' the view of buildings and built elements.

Visual Receptors I: Leicestershire Round

8.25 Along Humble Lane the mature trees and hedgerows would filter and obscure views of the Proposed Development, albeit there would be some opportunities in which walkers would have clearer views, such as from the field gate and where the route bridges the railway line. From these locations there would be full views of the Proposed Development with views of housing, streets, and green space seen against the backdrop of the built edge of the village (Main Street-Homestead Close). The experience for these users is of course the agricultural landscape and the towns, villages, roads, woodland and watercourse etc within which the route passes through. Although the development would be a noticeable new element, from these locations, this would be over a very brief section of the route and seen within the setting of the village. Given that there are existing views of housing in Cossington, and indeed Sileby from these vantage points, it would not be an uncharacteristic feature of the view.

8.26 Effects are judged to be ***Moderate Adverse*** on completion, reducing to ***Minor Adverse*** in the longer term on account of the maturing nature of the GI framework of new planting within the eastern and southern parts of the site. Planting would filter and 'soften' the view of buildings and built elements.

Highway Users

8.27 These receptors are of lower sensitivity as they are travelling through the landscape at speed and experiences transient views of the landscape. These are considered to be of Medium-Low sensitivity.

Visual Receptors J: Main Street

8.28 Heading into Cossington from Sileby visibility of the Proposed Development would be only become evident as receptors are close to the site in the vicinity of Derry's Nursery. There would be fleeting and glimpsed views of the Proposed Development as users reach the bend in the road on Main Street, with views of housing seen beside those along Main Street. There would be clearer views of the proposed access junction. Highway users entering the village from the south would experience the built context of the village and would have fleeting views of the proposed access junction and some glimpsed views of new housing which would be observed within the context of built-up area.

8.29 Effects are judged to be ***Moderate-Minor Adverse*** on completion, reducing to ***Minor Adverse*** in the longer term on account of the maturing nature of the GI framework of new tree planting located near the access proposal (as part of the mitigation for the loss of trees on the frontage) and within the northern parts of the site that would filter and 'soften' the view of buildings and built elements.

Visual Receptors K: Humble Lane

8.30 Where Humble Lane rises to the east of Cossington there are opportunities for wider views across the landscape, albeit views are fleeting in nature and restricted in places by the roadside hedgerow. There would be some partial and glimpsed views of the Proposed Development, although these would be difficult to clearly discern and would be observed within the context of other built elements in Cossington, Sileby and with the Soar valley that are apparent within the much wider views. As users approach the site from the railway bridge there would be some clearer views of the Proposed Development as they pass by. The existing hedgerow and new trees within the site would filter view and 'soften' views.

8.31 Effects are judged to be ***Minor Adverse*** completion, reducing to ***Negligible*** in the longer term on account of the maturing nature of the GI framework of new planting within the southern part of the site that would strengthen the established hedgerow on Humble Lane.

Other Receptors

Visual Receptors L: Cossington C of E Primary School

8.32 Whilst the principal focus for these receptors is the school and educational activities, users would have views of Proposed Development with views new housing, streets and green space, set behind the land reserved for the primary school. Whilst the development would be noticeable it would not be an uncharacteristic feature as it would be seen by these receptors alongside existing housing that overlooks the school, and which form part of their visual experience.

8.33 Effects are judged to be ***Minor Adverse*** on completion, reducing to ***Negligible*** in the longer term on account of the maturing nature of the GI framework of new planting that would filter and 'soften' the view of buildings and built elements.

Visual Receptors M: Derry's Nursey

8.34 Mature trees and buildings within the Nursery and the vegetation within the northern part of the site would effectively prevent views of the Proposed Development for employees and visitors of Derry's Nursery. They would experience views of the proposed vehicular access and some glimpsed views of housing as they enter and exit the Nursery from Main Street.

8.35 Effects are judged to be ***Minor Adverse-Negligible*** on completion, reducing to ***Negligible*** in the longer term on account of the maturing nature of the GI framework that would strengthen the existing contained nature of the site.

Visual Receptors N: Crab Tree Lane

8.36 The tall tree-lined hedgerow alongside Crab Tree Lane would filter views of the Proposed Development. New housing is set back from Crab Lane behind a GI framework of new habitats, which includes the strengthening of the boundary hedgerow with new planting that would further assist in 'softening' views of the new built form. The experience for these users includes views of the residential edge of Cossington and filtered views of new housing would be observed within that context

8.37 Effects are judged to be moderate ***Moderate-Minor Adverse*** on completion, reducing to ***Minor Adverse*** in the longer term on account of the maturing nature of the GI framework.

Visual Receptors O: Rail Users

8.38 Rail users would have extremely fleeting views of the Proposed Development as they pass by with the development observed against the backdrop of the built edge of the village. These views would be experienced within the wider context of the surrounding landscape within which they have moved through, which includes, views of the settlement of Sileby, if coming from the north, or Leicester and Syston if travelling from the south.

8.39 Effects are judged to be Minor Adverse- ***Negligible*** at the outset, reducing to ***Negligible*** in the longer term.

9.0 AREA OF LOCAL SEPARATION

9.1 The Council's evidence base concludes that the 'Area of Local Separation AoLS D' between Cossington and Sileby already has "*defensible boundaries to the north, south and east*" which comprise the settlement edge of Sileby, the railway line and the watercourse. The proposals provide the opportunity in which to reinforce these boundaries through the delivery of new planting in the form of tree groups, trees and hedges. It is concluded that the Proposed Development would not undermine the function or the integrity of the Area of Local Separation policy.

10.0 SUMMARY

10.1 It is considered that the site does not display any pronounced sense of scenic quality such that it is 'out of the ordinary' in landscape terms, being neither distinctive nor special in its character. The site, itself, forms a rather ordinary and relatively flat arable field on the edge of village alongside the rail line. It is bound by the watercourse and establish hedgerows and mature trees and influenced in terms of its landscape character by nearby housing on the edge of Cossington such as along Main Street, Homestead Close and Fisher Close.

10.2 The local landscape of buildings, hedgerows, mature hedgerow trees and landform provide a series overlapping filtering effects that restrict visibility towards the site from the wider landscape such that views of the site (and therefore development upon it) are largely limited to a localised area: this being around the general vicinity of the site.

10.3 The Proposed Development would result in some disruption in landscape fabric to facilitate the construction of a new vehicular access from Main Street. There will also be a loss of the site's agricultural field. The proposals include carefully considered design measures and landscape strategies to minimise the level of adverse effects on landscape character and visual amenity, and to deliver opportunities for long term enhancements through, for example, new accessible green space for health and well-being, and by introducing new landscape habitats that provide benefits for biodiversity and landscape character. This includes the provision of a green infrastructure (GI) framework of new tree planting and areas of greenspace that would compensate for losses in vegetation and provide an appropriate setting and context for new housing.

10.4 In conclusion, it is assessed that the site's landscape character has the ability in which to absorb development of the scale and type proposed, as presented by the Development Framework Masterplan and the Illustrative Layout. The Proposed Development of well-designed locally distinct new homes, attractive streets and a varied GI of open space and new broadleaved planting is an appropriate design approach within this landscape context.

10.5 The design and mitigation approaches and GI provision would minimise impacts on landscape and visual receptors, and, in conclusion, the Proposed Development would not result in any unacceptable long-term harm on landscape character and visual amenity.

Appendix A
Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.

1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.

1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.

1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1).

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Landscape Susceptibility to Change

1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:

- **Major**
- **Moderate**
- **Minor**
- **Negligible**

1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE

Landscape Receptor	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Commentary	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 15 Years post Completion
	Susceptibility to Change High Medium Low	Landscape Value High Medium Low	Scale or Size of the Degree of Change including degree of contrast/integration at Stages of Project High Medium Low Negligible None	Where applicable, are the effects reversible? Yes No N/A		Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial
NATIONAL **Natural England, National Character Area Profile** *Trent Valley Washlands* (NCA)	**High-Medium-Low** Variations will occur across the NCA. Within the context of the site it is considered to be **Medium-**	**High-Medium-Low** Variations will occur across the NCA. Within the context of the site it is considered to be **Medium**	Construction: **Low-Negligible** Completion: **Low-Negligible** 15 years post Completion: **Negligible**	No	• The site forms a very small part of the NCA which covers a substantial area of the landscape. • Change and effects on the NCA would be inconsequential, being limited to a very small part of the NCA that lies within the context of existing built development and highway infrastructure. • There would be no impacts (change) upon the vast majority of the NCA. • It is assessed that the overall key characteristics and features across this NCA would not be fundamentally changed, and that the Proposed Development would not lead to any substantial impacts and consequential effects on the NCA	**Negligible**	**Negligible**	**Negligible**

REGIONAL **East Midlands Regional Landscape Character Assessment (2010)** *Clay Wolds Landscape Character Type*	**High-Medium-Low** Variations will occur across the LCT. Within the context of the site it is considered to be **Medium**	**High-Medium Low** Variations will occur across the LCT. Within the context of the site it is considered to be **Medium**	Construction: **Low-Negligible** Completion: **Low-Negligible** 15 years' post Completion: **Negligible**	No	• The site forms a very small part of the LCT which covers a substantial area of the landscape. • Change and effects on the LCT would be inconsequential, being limited to a very small part of the LCT that lies within the context of existing built development. • There would be no impacts (change) upon the vast majority of the LCT • It is assessed that the overall key characteristics and features across this LCT would not be fundamentally changed, and that the Proposed Development would not lead to any substantial impacts and consequential effects on the LCT	**Negligible**	**Negligible**	**Negligible**
COUNTY **Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (2001)** *Soar Valley Character Area*	**High-Medium-Low** Variations will occur across the LCT. Within the context of the site it is considered to be **Medium**	**High-Medium-Low** Variations will occur across the LCT. Within the context of the site it is considered to be **Medium**	Construction: **Medium-Low** Completion: **Medium-Low** 15 years' post Completion: **Low**	No	• The site lies within part of this large Landscape Character Area • It is considered that much of the wider LCA would not be changed and effected, and that there would be no substantial impacts and consequential effects upon the wider characteristics of the LCA • Direct impacts on the LCT would be restricted to a comparatively small part of this receptor. • The development would conserve much of the existing boundary hedgerows and mature trees .These would be strengthened and enhanced through additional broadleaved planting, to include the planting of native trees and hedgerows • It judged that the impact of the Proposed Development would lead to effects that would be Minor Adverse on completion. On account of the scheme's maturing landscape structure of new trees and hedgerows that would be providing benefits for local landscape character, the longer terms effects (at Year 15) on the LCA is assessed as reducing in degree to Negligible.	**Minor Adverse**	**Minor Adverse**	**Negligible**

DISTRICT Borough of Charnwood Landscape Character Assessment (2012) *Soar Valley Character Area*	**High-Medium-Low** Variations will occur across the LCA. Within the context of the site it is considered to be **Medium**	**High-Medium-Low** Variations will occur across the LCA Within the context of the site it is considered to be **Medium**	Construction: **Medium-Low** Completion: **Medium-Low** 15 years' post Completion: **Low**	No	• The site lies within part of this large Landscape Character Area (LCA) • It is considered that much of the wider LCA would not be changed and effected, and that there would be no substantial impacts and consequential effects upon the wider characteristics of the LCA • Direct impacts on the LCa would be restricted to a comparatively small part of this receptor. • The development would conserve much of the existing boundary hedgerows and mature trees. These would be strengthened and enhanced through additional broadleaved planting, to include the planting of native trees and hedgerows This would meet the guidance of the Soar Valley Character Area, which is to "Conserve existing hedgerows and restore fragmented and poorly managed hedges" and "encourage the planting of new hedgerows and hedgerow trees" • It judged that the impact of the Proposed Development would lead to effects that would be Minor Adverse on completion. On account of the scheme's maturing landscape structure of new trees and hedgerows that would be providing benefits for local landscape character, the longer terms effects (at Year 15) on the LCA is assessed as reducing in degree to Negligible.	**Minor Adverse**	**Minor Adverse**	**Negligible**

APPENDIX B: LANDSCAPE EFFECTS TABLE

Landscape Receptor	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Commentary	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 15 Years post Completion
	Susceptibility to Change High Medium Low	Landscape Value High Medium Low	Scale or Size of the Degree of Change including degree of contrast/integration at Stages of Project High Medium Low Negligible None	Where applicable, are the effects reversible? Yes No N/A		Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial
LOCAL **Site and its immediate context**	**Medium**	**Medium-**	Construction: **High-Medium** Completion: **High-Medium** 15 years' post Completion: **Medium**	No	• It is judged that the direct impacts on the landscape would be restricted to that of the site with some indirect effects on the immediate landscape around it. • The Proposed Development would result in some disruption in the site's landscape fabric to facilitate the construction of a new vehicular access. There will also be a loss of the site's agricultural field • These impacts, and the quality and value of these elements have been factored into the overall evaluation alongside the design and mitigation measures that have been adopted. In terms of minimising impacts and delivering appropriate design measures, • At the outset, and on the completion of the Proposed Development, it is judged impact on the site's landscape and its immediate surroundings would result in a Moderate Adverse landscape effect. In the longer term (e.g. by Year 15) the effects would reduce as the GI framework would be delivering a series of maturing habitats that would provide benefits for local landscape character in the form of tree planting and hedgerows that is characteristic of this landscape. • In conclusion, it is assessed that that the level of adverse landscape effects would diminish in the longer term such that the effects would reduce to Minor Adverse, with effects continuing to reduce in the much longer term.	**Moderate Adverse**	**Moderate Adverse**	**Minor Adverse**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
A	**Residents** Cossington (Main Street - northern end)	**High**	**Medium**	Varies. End property is adjacent	Full-Partial	Construction: **High-Medium** Completion: **Medium** 15 years' post completion: **Medium**	• There would be no clear views of the proposed development for the majority of residents on Main Street on account of intervening screening effects of buildings and trees. Residents in the end properties on Main Street would have views of the main part of the site in terms of views of housing, streets and greenspace. Whilst those along the northern part of the street would have views, to varying degrees, of the proposed vehicular junction. • Effects are judged to be Major-Moderate Adverse on completion, reducing to Moderate Adverse in the longer term on account of the maturing nature of the GI framework that would help to 'soften' the view of buildings and built elements. A comparatively limited number of receptors (residents) will be directly affected. • It is considered that the Proposed Development would lead to some change and effect on these receptors but would not result in any unacceptable long-term harm on these receptors.	**Major-Moderate Adverse**	**Major-Moderate Adverse**	**Moderate Adverse**

	VISUAL EFFECTS TABLE										
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
B	**Residents** Cossington (Homestead Close)	**High**	**Medium**	Adjacent	Full	Construction: **High-Medium** Completion: **Medium** 15 years' post completion: **Medium**	• There are six properties on Homestead Close that have rear gardens backing onto the site, and as a consequence, residents will afford close range and largely first views of the Proposed Development, which will include views of housing, streets and landscaping, as well views of the land reserved for the potential extension of the school and the area of open space. • Effects are judged to be Major-Moderate Adverse on completion, reducing to Moderate Adverse in the longer term on account of the maturing nature of the GI framework that would help to 'soften' the view of buildings and built elements. A comparatively limited number of receptors (residents) will be directly affected • It is considered that the Proposed Development would lead to some change and effect on these receptors but would not result in any unacceptable long-term harm on these receptors.	**Major-Moderate Adverse**	**Major-Moderate Adverse**	**Moderate-Adverse**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
C	**Residents** Cossington (Fisher Close, Bennett's Lane, Back Lane)	**High**	**Medium**	Varies. 20m-Adjacent	Partial	Construction: **High-Medium** Completion: **High-Medium** 15 years' post completion: **Medium**	• There are residential properties that lie adjacent to the site at Fisher Close, Bennett's Lane and Back Lane. Views of the proposed development would largely be obscured and filtered by the existing tall tree-lined hedgerow along Crab Tree Lane, which will be further strengthened by additional planting. There would be some glimpsed and filtered views of the new homes, streets and landscaping. • Effects are judged to be Moderate Adverse on completion, reducing to Moderate-Minor Adverse in the longer term on account of the maturing nature of the GI framework that would help to 'soften' the view of buildings. A comparatively limited number of receptors (residents) will be affected. • It is considered that the Proposed Development would result in some change and effect, but no unacceptable long-term harm on these receptors. A comparatively limited number of sensitive receptors would be affected.	**Moderate Adverse**	**Moderate Adverse**	**Moderate-Minor Adverse**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
D	**Residents** Cossington (Middlefield Road)	**High**	**Medium**	Varies C100-200m)	Partial-Glimpsed	Construction: **Medium-Low** Completion: **Medium-Low** 15 years' post completion: **Low**	• Residents in properties on the edge of Middlefield Road have open, and largely first floor views of the local landscape. Views of the Proposed Development would be obscured and restricted by matures trees and the hedgerow beside Humble Lane, together with new planting within the southern part of the site. Where there are views of new housing this would be filtered by vegetation and would be observed within the context of buildings on the edge on the village at Back Lane and those on the edge of Sileby that are already apparent within the view. • Effects are judged to be Minor Adverse on completion, reducing to Minor Adverse-Negligible in the longer term on account of the maturing nature of the GI framework that would help to 'soften' the view of buildings. • It is considered that the Proposed Development would result in some change and effect, but no unacceptable long-term harm on these receptors.	**Minor Adverse**	**Minor Adverse**	**Minor Adverse-Negligible**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
E	**Residents** Sileby (Cossington Road, Chalfont Drive, Charles Street)	**High**	**Medium**	C300m	Partial-Glimpsed	Construction: **Medium-Low** Completion: **Medium-Low** 15 years' post completion: **Medium-Low**	• There would be no clear views of the Proposed Development for the majority of residents in Sileby on account of screening effects within the landscape of vegetation and buildings. • Residential properties on the southern edge of Sileby at Cossington Road, and more generally at Chalfont Drive and Charles Street occupy a small rise in the landscape. The mature trees and established vegetation around Derry's Nursery, together with tree cover beside the watercourse and within the northern part of the site would restrict and limit views of the Proposed Development. Where there are a few gaps in vegetation there would be some partial filtered views of new housing and this would be seen within the wider context of filtered buildings within Cossington that are already apparent. • Effects are judged to be Minor Adverse on completion, reducing to Minor Adverse-Negligible in the longer term on account of the maturing nature of the GI framework that would strengthen the established vegetation around the boundaries of the site and help to 'soften' the view of buildings • It is considered that the Proposed Development would result in some change and effect, but no unacceptable long-term harm on these receptors.	**Minor Adverse**	**Minor Adverse**	**Minor Adverse-Negligible**

	VISUAL EFFECTS TABLE										
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
F	**Residents** Farmsteads off Blackberry Lane and Humble Lane	**High**	**Medium**	Varies C200-500m	Partial-Glimpsed	Construction: **Medium-Low** Completion: **Medium-Low** 15 years' post completion: **Low**	• There are some intermittent properties and farmsteads on Blackberry Lane and Humble Lane that occupy a gentle rise in the landscape to the east of Cossington. These are opportunities for some distant and long ranging views across the landscape with views of the Charnwood Hills. There would be some partial and glimpsed views of the Proposed Development that would be filtered by intervening vegetation, with views of new housing seen against the backdrop of buildings on the edge of Cossington that are partially visible. • Effects are judged to be Minor Adverse on completion, reducing to Minor Adverse-Negligible in the longer term on account of the maturing nature of the GI framework of new planting on the eastern edge of the site that provide a further layer of containment and filtering across the landscape which would 'soften' the view of buildings and the built edge of Cossington. A comparatively limited number of receptors (residents) will be affected. • It is considered that the Proposed Development would result in some change and effect, but no unacceptable long-term harm on these receptors.	**Minor Adverse**	**Minor Adverse**	**Minor Adverse-Negligible**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
G	**Rights of Way Users** Public Footpath (in site)	**High**	**Medium**	Adjacent	Full	Construction: **High-Medium** Completion: **High-Medium** 15 years' post completion: **Medium**	• A Public Footpath- known locally as Polly Pegg's Footpath-runs along part of the site's western boundary following the edge of primary school and the rear gardens of properties on Homestead Close. Open and full views of the Proposed Development would be afforded with view of housing, streets and green space (and the land reserved for the extension to the primary school). The route would be located within a corridor of green space which would then enter into a larger area of open space near Homestead Close. Whilst there would be a change in the character of the route with views of the open field being replaced by that of housing, it is considered that the experience, would be different, but nonetheless pleasant in nature. • Effects are judged to be Major-Moderate Adverse on completion, reducing to Moderate Adverse in the longer term on account of the maturing nature of the GI framework of new planting that would 'soften' the view of buildings and built elements • It is considered that the Proposed Development would result in some limited change and effect, but no unacceptable long-term harm on these receptors.	**Major-Moderate Adverse**	**Major-Moderate Adverse**	**Moderate Adverse**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
H	**Rights of Way Users** Public Footpaths south of Humble Lane	**High**	**Medium**	Varies C200m Where it meets the east-west footpath	Partial Glimpsed	Construction: **Medium-Low** Completion: **Medium-Low** 15 years' post completion: **Low**	• As Footpath users head towards the site, views of the Proposed Development -which would be partial in extent- would be obscured and restricted by established trees and hedges along Humble Lane, together with new planting within the southern area of the site. Where there are views of new housing this would be filtered by vegetation and would be observed within the context of buildings on the edge on the village at Middlefield Road and Back Lane that are already apparent within the view, and from part of the experience when walking beside the village. • Effects are judged to be Minor Adverse on completion, reducing to Minor Adverse- Negligible in the longer term on account of the maturing nature of the GI framework of new planting that would strengthen the existing trees and hedge beside Humble Lane and would 'soften' the view of buildings and built elements • It is considered that the Proposed Development would result in some very limited change and effect, but no unacceptable long-term harm on these receptors	**Minor Adverse**	**Minor Adverse**	**Minor Adverse Negligible**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
I	**Rights of Way Users** Leicestershire Round	**High**	**Medium**	Adjacent	Full-Partial	Construction: **High-Medium** Completion: **High-Medium** 15 years' post completion: **Medium**	• Along Humble Lane the mature trees and hedgerows would filter and obscure views of the Proposed development, albeit there would some opportunities in which walkers would have clearer views of such as from the field gate and where the route bridges the railway line. From these locations there would be full views of the Proposed Development with view of housing streets, and green space seen against the backdrop of the built edge of the village (Main Street-Homestead Close). The experience for these users is of course the agricultural landscape and the towns, villages, roads, woodland and watercourse etc within which the route passes through. Although the development would be a noticeable new element this would be over a very brief section of the route and seen within the setting of the village. Given that there are existing views of housing in Cossington, and indeed Sileby from these vantage points, it would not be an uncharacteristic feature of the view. • Effects are judged to be Moderate Adverse on completion, reducing to Minor Adverse in the longer term on account of the maturing nature of the GI framework of new planting within the eastern and southern parts of the site. • It is considered that the Proposed Development would result in some change and effect, but no unacceptable long-term harm on these receptors	**Moderate Adverse**	**Moderate Adverse**	**Minor Adverse**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
J	**Highway Users** Main Street			Adjacent where the new junction meets Main St	Full-Partial	Construction: **Medium** Completion: **Medium** 15 years' post completion: **Medium-Low**	• Heading into Cossington from Sileby visibility of the Proposed Development would be only become evident as receptors are close to the site in the vicinity of Derry's Nursery. There would be fleeting and glimpsed views of the Proposed Development as users reach the bend in the road on Main Street, with views of housing seen beside those along Main Street. There would be clearer views of the proposed access junction. Highway users entering the village from the south would experience the built context of the village and would have fleeting views of the proposed access junction and some glimpsed views of new housing which would be observed within the context of built-up area. • Effects are judged to be Moderate-Minor Adverse on completion, reducing to Minor Adverse in the longer term on account of the maturing nature of the GI framework of new tree planting located near the access proposal (as part of the mitigation for the loss of trees on the frontage) and within the northern parts of the site that would filter and 'soften' the view of buildings and built elements • It is considered that the Proposed Development would result in some change and effect, but no unacceptable long-term harm on these receptors	**Moderate-Minor Adverse**	**Moderate-Minor Adverse**	**Minor Adverse**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
K	**Highway Users** Humble Lane	**Medium-Low**	**Medium-Low**	Adjacent	Partial Glimpsed	Construction: **Medium-Low** Completion: **Medium-Low** 15 years' post completion: **Low**	• Where Humble Lane rises to the east of Cossington there are opportunities for wider views across the landscape, albeit views are fleeting in nature and restricted in places by the roadside hedgerow. There would be some partial and glimpsed views of the proposed development, although these would be difficult to clearly discern and would be observed within the context of other built elements in Cossington, Sileby and with the Soar valley that are apparent within the much wider views. As users approach the site from the railway bridge there would be some clearer views of the Proposed Development as they pass by. The existing hedgerow and new trees within the site would filter view and 'soften' views. • Effects are judged to be ***Minor Adverse*** completion, reducing to ***Negligible*** in the longer term on account of the maturing nature of the GI framework of new planting within the southern part of the site that would strengthen the established hedgerow on Humble Lane • It is considered that the Proposed Development would result in some change and effect, but no unacceptable long-term harm on these receptors	**Minor Adverse**	**Minor Adverse**	**Negligible**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
L	**Other Receptors** Cossington C of E Primary School	**Medium-Low**	**Medium-Low**	Adjacent	Full	Construction: **Medium** Completion: **Medium** 15 years' post completion: **Medium-Low**	• Whilst the principal focus for these receptors is the school and educational activities, users would have views of Proposed Development with views new housing, streets and green space, set behind the land reserved for the primary school. Whilst the development would be noticeable it would not be an uncharacteristic feature as it would be seen by these receptors alongside existing housing that overlooks the school that form part of their visual experience. • Effects are judged to be Minor Adverse on completion, reducing to Negligible in the longer term on account of the maturing nature of the GI framework of new planting that would filter and 'soften' the view of buildings and built elements • It is considered that the Proposed Development would result in some change and effect, but no unacceptable long-term harm on these receptors	**Minor Adverse**	**Minor Adverse**	**Negligible**

	VISUAL EFFECTS TABLE										
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
M	Derry's Nursery	**Medium-Low**	**Medium**	Adjacent	Partial Glimpsed	Construction: **Medium** Completion: **Medium** 15 years' post completion: **Low**	• Mature trees and buildings within the Nursery and the vegetation within the northern part of the site would effectively prevent views of the Proposed Development for Employees and visitors of Derry's Nursery. They would experience views of the proposed vehicular access and some glimpsed views of housing as they enter and exit the Nursery from Main Street. • Effects are judged to be Minor Adverse-Negligible on completion, reducing to Negligible in the longer term on account of the maturing nature of the GI framework that would strengthen the existing contained nature of the site. • It is considered that the Proposed Development would result in some change and effect, but no unacceptable long-term harm on these receptors	**Minor Adverse**	**Minor Adverse**	**Minor Adverse-Negligible**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
N	Crab Tree Lane	**High-Medium**	**High Medium-**	Adjacent	Partial	Construction: **Medium** Completion: **Medium-** 15 years' post completion: **Medium-Low**	• The tall tree-lined hedgerow alongside Crab Tree Lane would filter views of the Proposed Development. New housing is set back from Crab Lane behind a GI framework of new habitats, which includes the strengthening of the boundary hedgerow with new planting that would further assist in 'softening' views of the new built form. The experience for these users includes views of the residential edge of Cossington and filtered views of new housing would be observed within that context • Effects are judged to be moderate Moderate-Minor Adverse on completion, reducing to Minor Adverse in the longer term on account of the maturing nature of the GI framework. • It is considered that the Proposed Development would result in some change and effect, but no unacceptable long-term harm on these receptors	**Moderate-Minor Adverse**	**Moderate-Minor Adverse**	**Minor Adverse**

	VISUAL EFFECTS TABLE									
Ref	**Receptor Type, Location, and Representative Viewpoints**	**Judged Sensitivity of Visual Receptor**		**Judged Magnitude of Visual Effects**			**Commentary**	**Overall Level of Effect on receptors at Construction Phase**	**Overall Level of Effect on receptors on completion**	**Overall Level of Effect on receptors 15 years post completion**
		Susceptibility to Change	**Value of Views**	**Distance from site (approx. m/km)**	**View of Proposed Dev. i.e. nature of view**	**Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project**		**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**	**Major Moderate Minor Negligible None Adverse Beneficial**
		High Medium Low	**High Medium Low**		**Full Partial Glimpsed None**	**High Medium Low Negligible/None**				
O	Rail Users	**Low**	**Low**	Adjacent	Full	Construction: **Medium-Low** Completion: **Medium-Low** 15 years' post completion: **Low**	• Rail users would have extremely fleeting views of the Proposed Development as they pass by observed against the backdrop of the built edge of the village. These would be experienced within the wider context of the surrounding landscape within they have moved through, which includes, views of the settlement of Sileby if coming from the north, or Leicester and Syston if travelling to the south. • Effects are judged to be Minor Adverse-Negligible at the outset, reducing to Negligible in the longer term on account of the maturing nature of the GI framework. • It is considered that the Proposed Development would result in some change and effect, but no unacceptable long-term harm on these receptors	**Minor Adverse-Negligible**	**Minor Adverse-Negligible**	**Negligible**

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Site Boundary

Scale: 1:20000 @ A3

0 500m 1000m

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client
Clarendon Land

project
Land Rear of Derry's Garden Centre, Cossington

drawing title
SITE LOCATION PLAN

N

scale	drawn	issue date
1:20,000 @ A3	CC / BC	10 August 2020

drawing / figure number
Figure 1

rev
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Site Boundary

SILEBY
Brook Farm
Derry's Nursery
Midland Main Line
Blackberry Lane
Glebe Lodge Farm
Humbles Farm
Humble Lane
Home Farm
Cossington: All Saints's Church
COSSINGTON
Cossington Meadows Nature Reserve
Humble Lane
Lodge Farm
Main Street
A607
Goscote Nurseries
Syston Road
Syston Road
Charnwood Edge Business Park
Chestnut Farm
A46

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AERIAL

scale
NTS @ A3

drawn
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Figure 2

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Site Boundary

<35 AOD

35-40 AOD

40-45 AOD

45-50 AOD

50-55 AOD

55-60 AOD

60-65 AOD

65-70 AOD

70-75 AOD

75-80 AOD

80-85 AOD

85-90 AOD

90-95 AOD

95-100 AOD

>100 AOD

Scale: 1:20000 @ A3

0 500m 1000m

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TOPOGRAPHY PLAN

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Figure 3

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NCA: 74

NCA: 69

NCA: 73

NCA: 94

NCA: 93

Site Boundary

National Character Areas (NCA)

NCA: 73 - Charnwood
NCA: 69 - Trent Valley Washlands
NCA: 74 - Leicestershire & Nottinghamshire Wolds
NCA: 94 - Leicestershire Vales
NCA: 93 - High Leicestershire

Borough of Charnwood Landscape Character Assessment (July 2012)

LCA: Charnwood Forest

LCA: Soar Valley

LCA: The Wolds

LCA: Wreake Valley

Scale: 1:20000 @ A3

0 500m 1000m

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LANDSCAPE CHARACTER

scale
1:20,000 @ A3

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drawing / figure number
Figure 4

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Site Boundary

Area of Local Separation (ALS)
(ALS-D - Charnwood Borough Council Green Wedges, Urban Fringe, Green Infrastructure, Enhancement Zones and Areas of Local Separation Findings Report 2016)

1 - Sileby Conservation Area (Sileby Conservation Area Character Appraisal 2007)

2 - Cossington Conservation Area (Cossington Conservation Area Character Appraisal 2014)

Listed Buildings (within 2km of site)

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Scale: 1:12500 @ A3

0 500 1000m

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scale
1:12500 @ A3

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Site Boundary

Photoviewpoint Location

Visual Receptors

Visual Envelope

Visual Receptors

A - Residential properties off Main Street (North)
B - Residential properties off Homestead Close
C - Residential properties off Fisher Close, Bennett's Lane & Back Lane
D - Residential properties off Middlefield Road
E - Residential properties off Cossington Road, Chalfont Drive & Charles Street
F - Farmstead off Blackberry Lane and Humble Lane
G - Public Footpath (within the site)
H - Public Footpath south of Humble Lane
I - Public Footpath, Leicestershire Round
J - Road users of Main Street
K - Road users of Humble Lane
L - Users of Cossington C of E Primary School
M - Users of Derry's Nursery
N - Users of Crab Tree Lane
O - Rail Users

INSET PLAN 1:1250

Scale: 1:12500 @ A3

0 500 1000m

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drawing title
VISUAL AMENITY

scale
1:12500 @ A3

drawn
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issue date
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drawing / figure number
Figure 6

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B

Photo Viewpoint 1: Residential properties at Homestead Close/Public Footpath (I62/1)

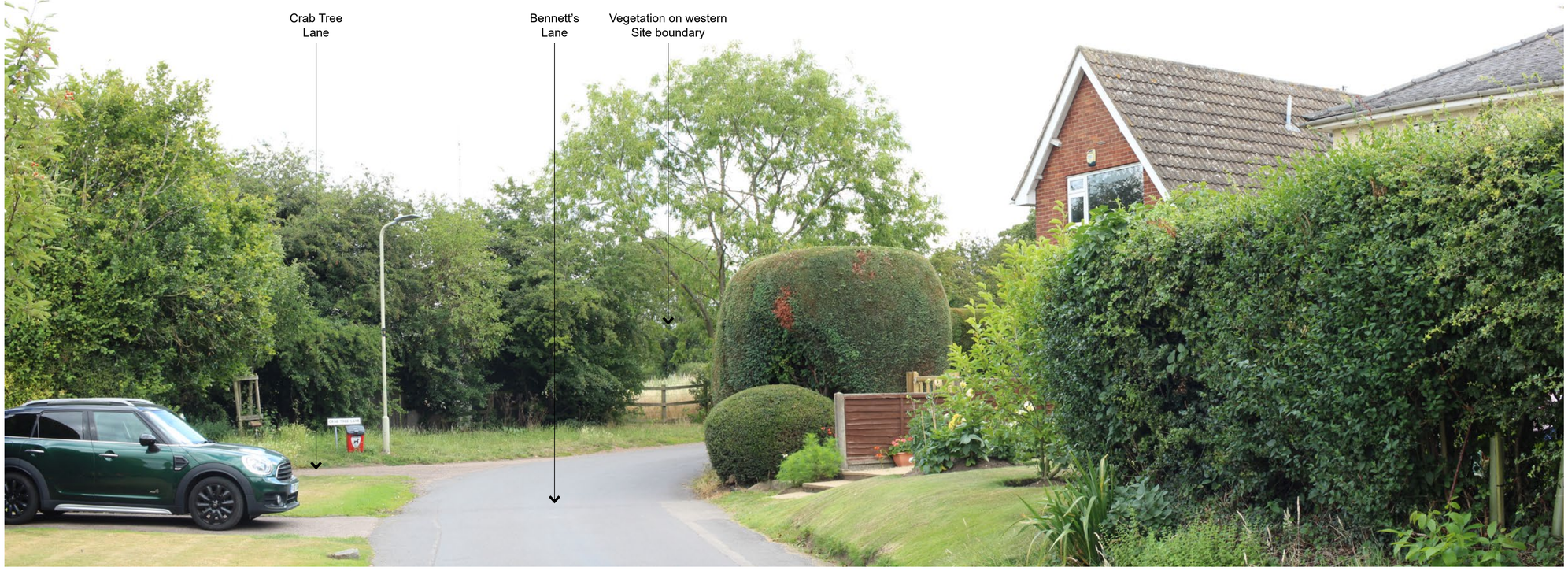

Photo Viewpoint 2: Residential properties Bennett's Lane, near Crab Tree Lane

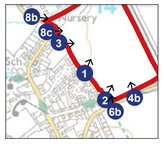

Photo Viewpoint 1
Date & time of photo: 03 Aug 2020,13:08
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 30º, bearing from North

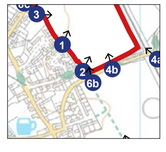

Photo Viewpoint 2
Date & time of photo: 03 Aug 2020,13:00
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 40º, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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drawing title
PHOTO VIEWPOINTS 1 + 2
drawn
DB / BC
issue date
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drawing / figure number
Figure 7
rev
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Photo Viewpoint 3: Residential properties at Main Street

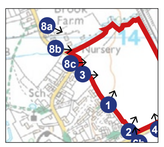

Photo Viewpoint 3
Date & time of photo: 03 Aug 2020,13:20
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 90º, bearing from North

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Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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PHOTO VIEWPOINTS 3

drawn: DB / BC
issue date: 10 August 2020
drawing / figure number: **Figure 8**
rev: -

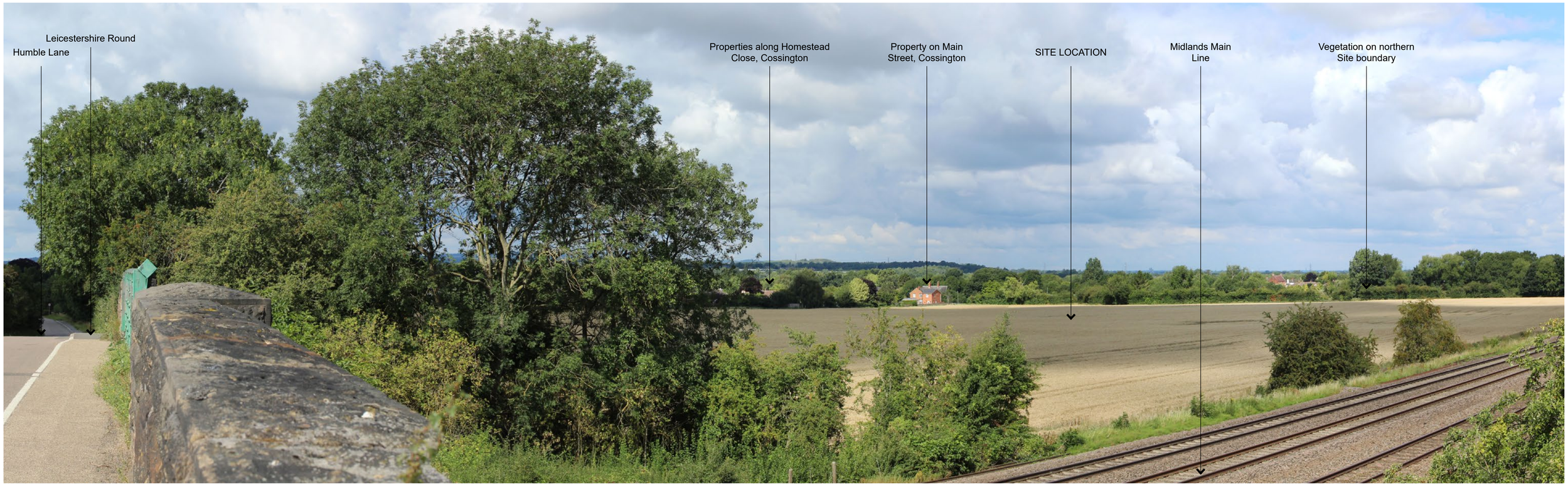

Photo Viewpoint 4a: Leicestershire Round/Humble Lane/Railway Bridge

Photo Viewpoint 4b: Leicestershire Round/Humble Lane (Agricultural field gate access)

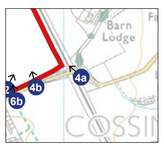

Photo Viewpoint 4a
Date & time of photo: 03 Aug 2020,12:44
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 300º, bearing from North

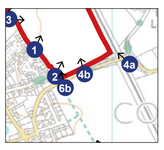

Photo Viewpoint 4b
Date & time of photo: 03 Aug 2020,12:07
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 350º, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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PHOTO VIEWPOINTS 4A + 4B
drawn DB / BC
issue date 10 August 2020
drawing / figure number **Figure 9**
rev -

Photo Viewpoint 5a: Leicestershire Round/Blackberry Lane

Photo Viewpoint 5b: Leicestershire Round/Blackberry Lane

Photo Viewpoint 5a
Date & time of photo: 03 Aug 2020,12:12
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 220º, bearing from North

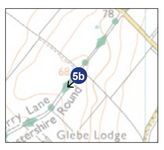

Photo Viewpoint 5b
Date & time of photo: 03 Aug 2020,13:58
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 220º, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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PHOTO VIEWPOINTS 5A + 5B
drawn DB / BC
issue date 10 August 2020
drawing / figure number **Figure 10**
rev -

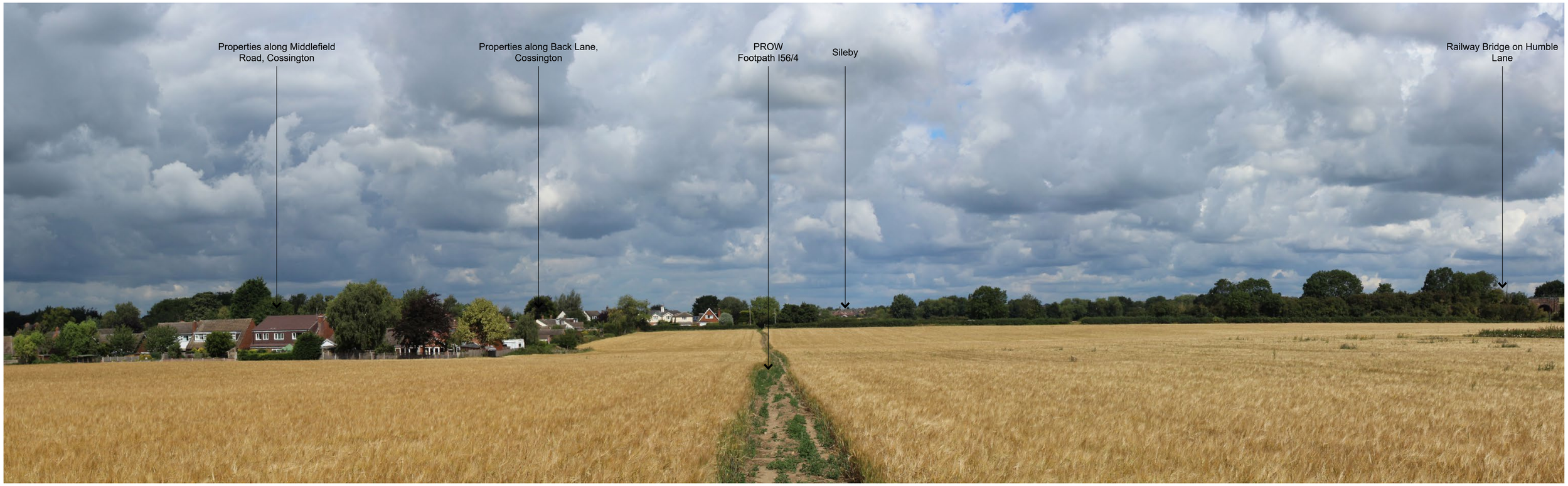

Photo Viewpoint 6a: Public Footpath

Photo Viewpoint 6b: Public Footpath/Back Lane

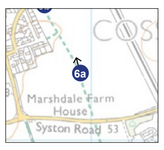

Photo Viewpoint 6a
Date & time of photo: 03 Aug 2020,12:53
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 350º, bearing from North

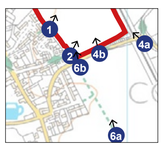

Photo Viewpoint 6b
Date & time of photo: 03 Aug 2020,13:38
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 350º, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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PHOTO VIEWPOINTS 6A + 6B
drawn DB / BC
issue date 10 August 2020
drawing / figure number **Figure 11**
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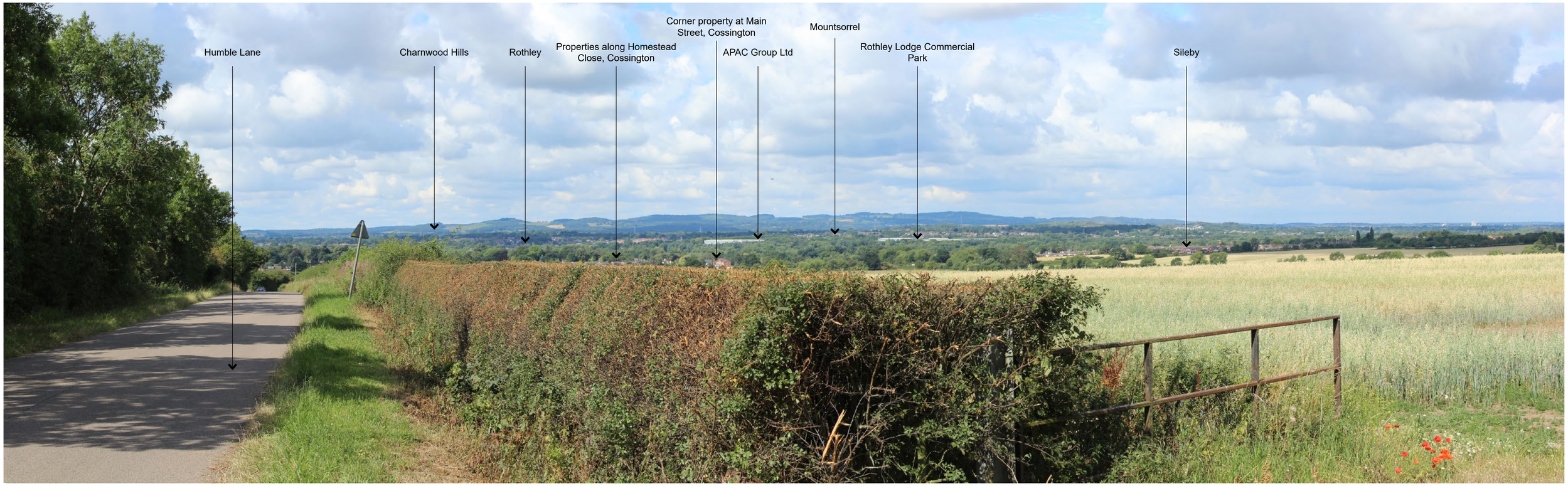

Photo Viewpoint 7a: Humble Lane

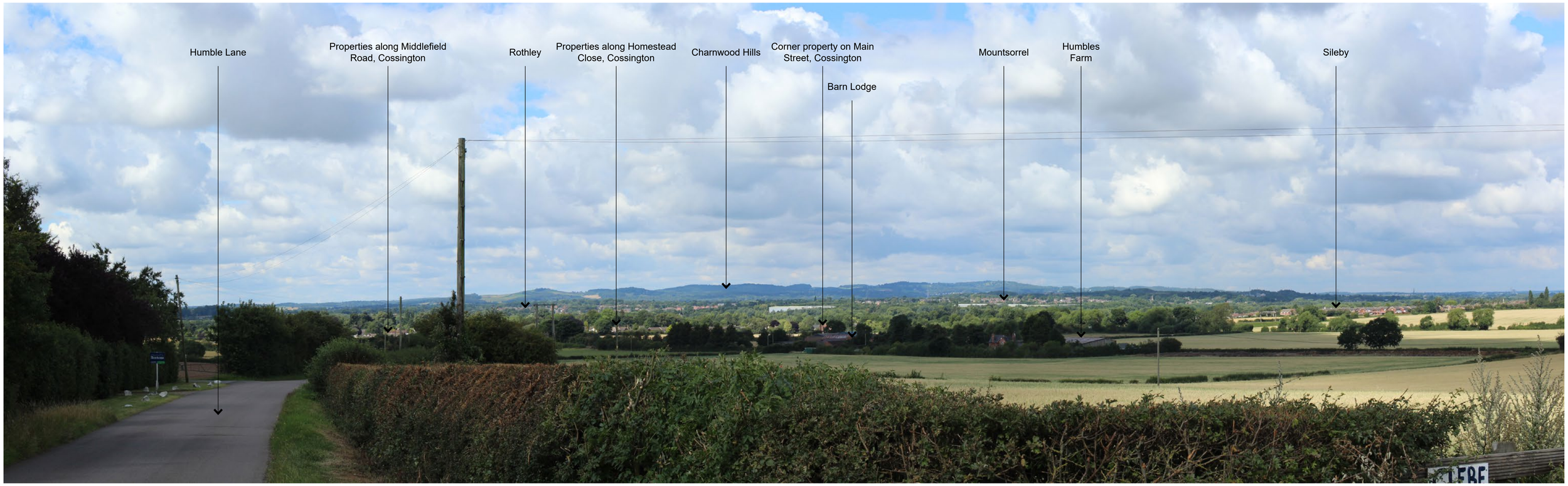

Photo Viewpoint 7b: Humble Lane, near Glebe Lodge Farm

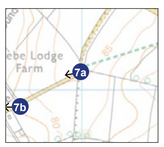

Photo Viewpoint 7a
Date & time of photo: 03 Aug 2020,12:32
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 260º, bearing from North

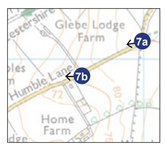

Photo Viewpoint 7b
Date & time of photo: 03 Aug 2020,12:40
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 270º, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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PHOTO VIEWPOINTS 7A + 7B
drawn
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drawing / figure number
Figure 12
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Photo Viewpoint 8a: Main Street

Photo Viewpoint 8b: Main Street, near Derry's Garden Nursery

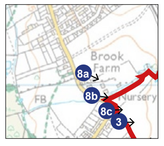

Photo Viewpoint 8a
Date & time of photo: 03 Aug 2020,13:13
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 120º, bearing from North

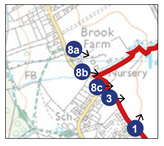

Photo Viewpoint 8b
Date & time of photo: 03 Aug 2020,13:12
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 100º, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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fpcr

client
Clarendon Land
project
Land Rear of Derry's Garden Centre, Cossington
drawing title
PHOTO VIEWPOINTS 8A + 8B
drawn DB / BC
issue date 10 August 2020
drawing / figure number **Figure 13**
rev -

Photo Viewpoint 8c: Main Street

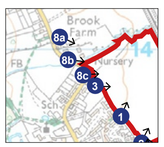

Photo Viewpoint 8c
Date & time of photo: 03 Aug 2020,13:10
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75º
Direction of View: 90º, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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client
Clarendon Land
project
Land Rear of Derry's Garden Centre, Cossington
drawing title
PHOTO VIEWPOINT 8C

drawn: DB / BC
issue date: 10 August 2020
drawing / figure number: **Figure 14**
rev: -